



Station Road, Wallingford, OX10 0JY

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying a unique plot set back from the road and within walking distance to schools amenities and the town centre is this smartly presented four bedroom property offered to the market with a closed onward chain.

The house offers front & rear gardens a large garage and multiple reception rooms. To the front of the property is a secluded and private front garden with lawn mature beds shed and raised vegetable beds. Once inside there is a large entrance hallway downstairs cloakroom and the separate study. The main lounge is to the left and runs the full length of the property to offer a large living space with dining area open fire place and double door access into the spacious conservatory to the rear. The kitchen has built in appliances a separate utility room breakfast bar area and doored access also into the conservatory. Upstairs are four bedrooms, three good doubles and a comfortable single a smart modern family bathroom and en-suite to the principle bedroom.

To the rear of the property is the additional garden space currently enjoyed as a private socialising and seating area with access into the large garage/workshop with roller door out to the private lane behind that services the neighbouring two properties as well.





Key Features

- Large Garage/Workshop
- Four bedrooms
- Spacious newly fitted conservatory
- Separate Study
- Large lounge/diner with open fireplace
- Kitchen with separate utility and breakfast bar
- Front & Rear gardens
- Close to shops, schools and facilities

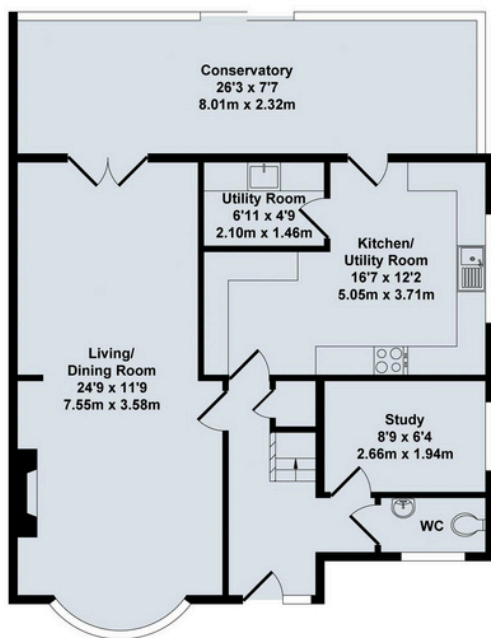


The Location

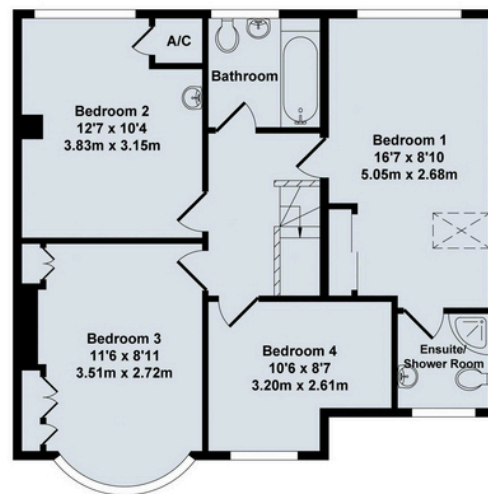
Station Road is located only moments from the local primary schools mixed secondary school and green spaces including the Bullcroft Park and Kinecroft. Wallingford itself is positioned on the banks of the River Thames equidistant between Oxford and Reading. The town dates back to medieval times with its own Castle ruins and a popular marketplace along with independent shops handy convenience stores lots of restaurants cafes and major chains including Waitrose and Lidl.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability is available on all major mobile phone providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. The private track to the rear of the property is shared between neighbouring houses where you have right of access to your double garage space. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

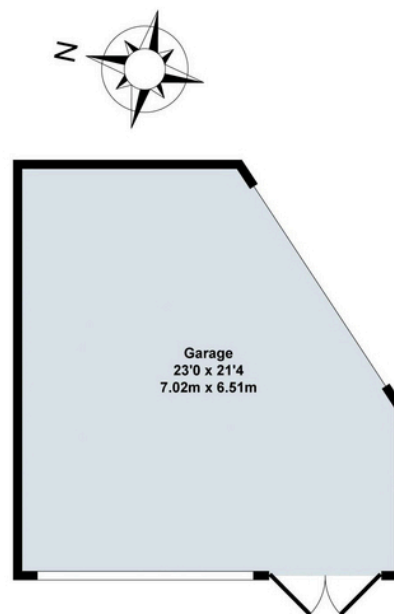




Ground Floor



First Floor



Garage

Total Approx. Floor Area 1948 Sq.Ft. (181.04 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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