



12 Habitat Way, Wallingford, OX10 9FT

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with a closed onward chain is this three bedroom detached property built by David Wilson Homes and situated within walking distance of Wallingford town centre.

The property has all the benefits of a modern home with ground floor cloakroom fantastic kitchen / dining room, plus a bright and airy sitting room with patio doors opening to the rear garden. On the first floor there are three well proportioned bedrooms which are serviced by the modern family bathroom plus an en-suite to the principal bedroom. The generous sized east facing garden is huge benefit plus there is driveway parking and a single garage. To fully appreciate the size, presentation and location of this wonderful family home, viewings are highly recommended.

Some material information to note:

Tenure: Freehold

The property is of a brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property.

According to GOV.UK Flood risk, there is a very low risk of flooding. The property has a maintenance charge of £145 per annum, For any further information relating to the Register of Title then please contact the estate agent.





Key Features

- Detached property
- Closed onward chain
- Three bedrooms
- Kitchen/Diner layout
- Generous sized garden
- Garage and driveway parking
- Cloakroom

The Location

Wallingford is a historic Market Town lying on the banks of the River Thames. With its beautiful town centre large open green spaces and an abundance of amenities including Waitrose Costa Lid Pizza Express plus lots of independent cafes pubs and shopping. It has great local transport with direct links to Oxford and Reading plus Didcot Train Station a few miles away with direct access to London.

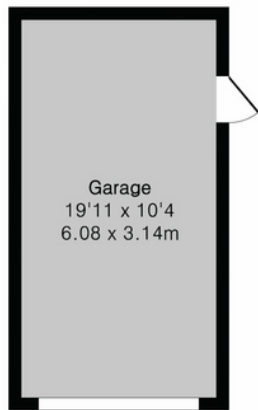


**Approximate Gross Internal Area 908 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 454 sq ft – 42 sq m

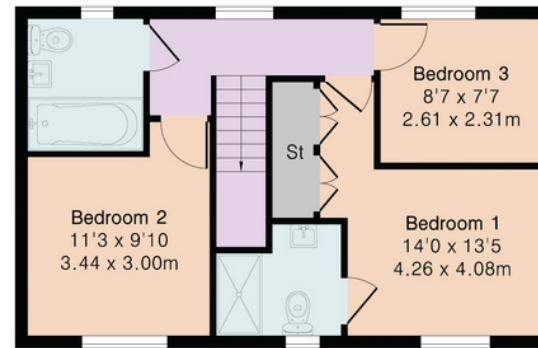
Garage Area 205 sq ft – 19 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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