



Greenfield Crescent, Wallingford, OX10 0PA  
£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A rarely available three bedroom detached bungalow, situated in a pleasant position along this highly regarded road is offered to the market with a closed onward chain.

The property offers spacious and flexible accommodation including a substantial main bedroom with a range of built in wardrobes and w/c two further bedrooms both with built in wardrobes and a family bathroom. These are complemented by an extensive living/dining room with access to the attractive gardens. The property is well presented but does require some updating throughout. To the rear are generous mature gardens including a wealth of shrubs and planted borders providing a high degree of privacy. A block paved drive is provides parking for several vehicles which leads to the single garage.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability may restricted with some major mobile phone providers . Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The government portal generally highlights this as an unlikely/ very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property.



## Key Features

- Detached bungalow on a highly sought after road
- Three double bedrooms
- Closed onward chain
- Driveway parking and single garage
- 20ft living area
- In need of modernisation throughout
- Private and enclosed east facing garden

## The Location

Wallingford 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 access to the South Oxfordshire open countryside and the bustling market place with independent shops as well as high street brands such as Waitrose Lidl and Costa Coffee. There are also a good number of pubs restaurants and cafes.

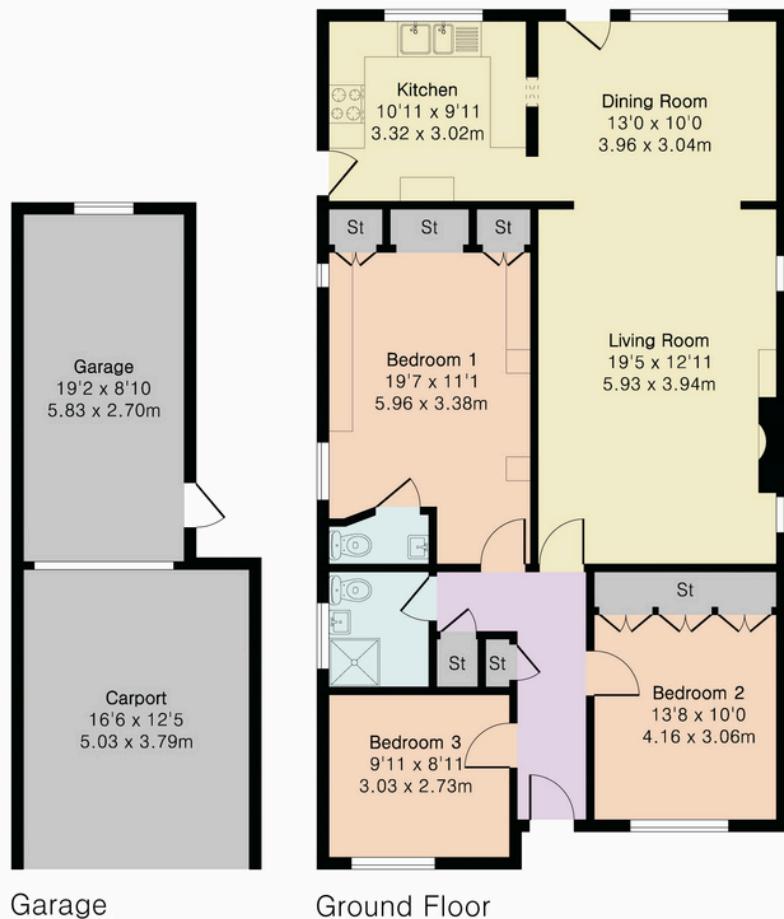


Thomas Merrifield and their clients give notice that:

**Approximate Gross Internal Area 1098 sq ft - 102 sq m  
(Excluding Garage)**

Garage Area 169 sq ft - 16 sq m

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

T 01491 833 833  
E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)