



Connells

Empress Drive
Wallingford

Empress Drive Wallingford OX10 0FP

for sale offers over
£400,000



Property Description

A beautifully presented modern two-bedroom semi-detached family home built in 2023 on the ever-popular Highcroft development which sits on the outskirts of Wallingford & is just 1.2 miles to Wallingford High Street and the River Thames and 2.4 miles to Cholsey Train Station which offers a direct train to London Paddington.

Accommodation comprises of an entrance hall, downstairs cloakroom, and a kitchen which features integrated over, induction hob with extractor, a dishwasher & washing machine as well as ample storage space units & worktop space. There is a light and airy lounge/dining room which is set to the rear of this stunning home with French doors that lead out into the garden.

As you walk upstairs you will find two double bedrooms and a modern family bathroom.

Externally to the front there is parking for two cars and side access leading the rear garden which has a patio area suitable for alfresco dining, lawn and garden shed for tools and extra storage.

Agent Note

Managed Freehold £261.00 per annum payable to Premiere Estates

Ground Floor

W.C

5' 4" x 2' 7" (1.63m x 0.79m)

Hall

13' 9" x 7' 2" (4.19m x 2.18m)

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)

Living Room/Diner

15' 8" x 13' 9" (4.78m x 4.19m)

First Floor

Bedroom One

9' 10" x 13' 5" (3.00m x 4.09m)

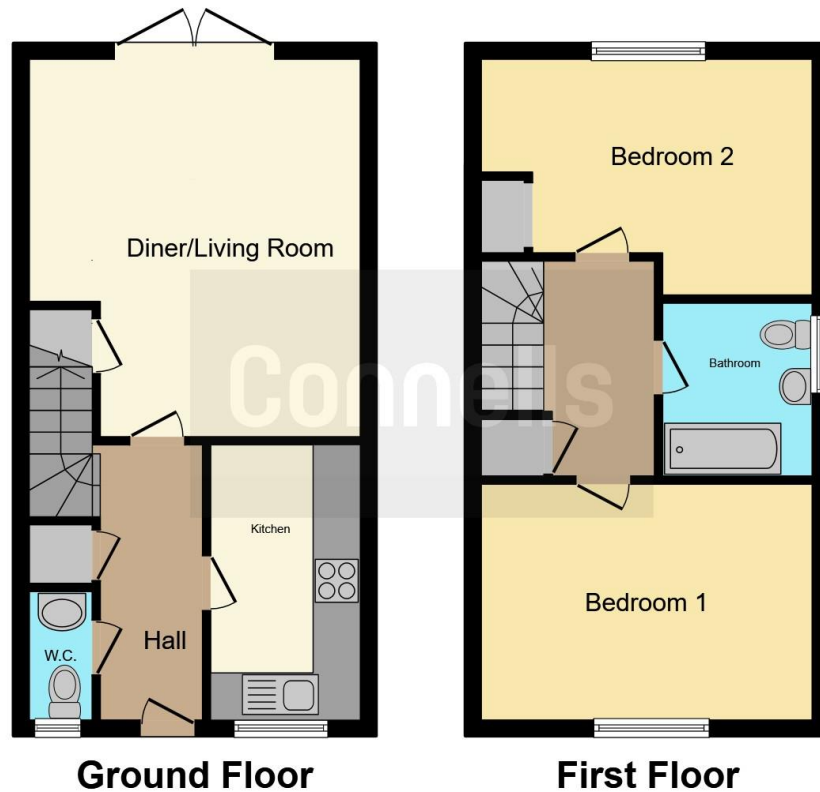
Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Bedroom Two

10' 5" x 13' 5" (3.17m x 4.09m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: C

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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