



**Brookmead Drive, Wallingford, OX10 9BJ**

## Welcome to

### Brookmead Drive, Wallingford

The property comprises: entrance hall, lounge and separate dining room, fitted kitchen room, family room / ground floor bedroom 4 with adjacent cloakroom (could be used as self-contained). On the first floor there are three good sized bedrooms and a family bathroom.

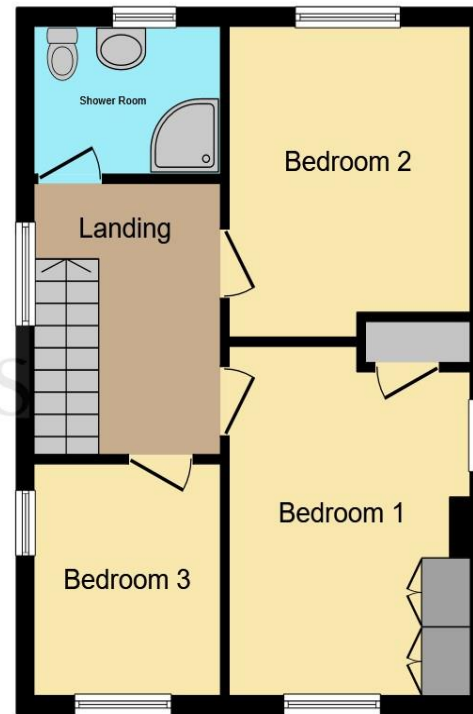
Externally there is driveway parking for 2/3 vehicles with a fairly private laid to lawn front garden. The side access gate leads to a fully enclosed westerly facing rear garden with full width brick block paved patio and well stocked flower and shrub garden. Arched hedges lead to a further enclosed garden with AstroTurf.

**AGENTS NOTE – The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.**





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 9" narrowing to 14 x 11' 8" ( 4.80m narrowing to 14 x 3.56m )

**Dining Room**

10' 10" x 9' 8" ( 3.30m x 2.95m )

**Family Room / Bedroom Four**

14' 2" x 8' ( 4.32m x 2.44m )

**Kitchen**

10' 6" x 7' 4" ( 3.20m x 2.24m )

**Utility Room**

**Bedroom One**

14' x 8' 6" ( 4.27m x 2.59m )

**Bedroom Two**

10' 9" x 9' 9" ( 3.28m x 2.97m )

**Bedroom Three**

10' narrowing to 7'7 x 7' 5" ( 3.05m narrowing to 7'7 x 2.26m )

**Bathroom**

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](http://www.focalagent.com)

## Welcome to

## Brookmead Drive, Wallingford

- Three/Four Bedrooms
- Detached House
- Situated In A Prime Location
- Driveway Parking
- Garage

Tenure: Freehold EPC Rating: D

offers in excess of

# £600,000

### Location:

Located on the banks of the River Thames, the historic market town of Wallingford boasts an excellent range of amenities including a Waitrose supermarket, the narrow streets with their variety of small shops, pubs and restaurants. The antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town, other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Wallingford School, St Johns and St Nicholas primary schools.

Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington and the West Country. The M40 is also within easy reach via the Lewknor junction 6.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF104586](https://www.allenandharris.co.uk/Property/WLF104586)



Property Ref:  
WLF104586 - 0006

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allen & harris



**01491 835135**



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**allenandharris.co.uk**