



Newnham Green, Crowmarsh Gifford, Wallingford, OX10 8EW

Welcome to

Newnham Green, Crowmarsh Gifford, Wallingford

A wonderful bungalow offering light and airy accommodation throughout, comprising an entrance hall, 16ft x 15ft living room, modern fitted kitchen and utility room, two double bedrooms with built in wardrobes and modern shower room. The property benefits from under floor heating throughout, and UPVC double glazed windows. Outside to the front is a driveway with parking and access to the garage with roller door, side access gate leading to the westerly facing enclosed garden which offers a good degree of privacy.





Entrance Hall

Living Room

16' 11" max narrowing to 12'10 x 15' 1" (5.16m max narrowing to 12'10 x 4.60m)

Kitchen

13' 2" max narrowing to 10'7 x 6' 10" (4.01m max narrowing to 10'7 x 2.08m)

Utility Room

Bedroom One

11' x 10' max narrowing to 8'10 (3.35m x 3.05m max narrowing to 8'10)

Bedroom Two

10' 5" x 11' 5" max narrowing to 8 (3.17m x 3.48m max narrowing to 8)

Shower Room

Garage

Parking

Rear Garden

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

Welcome to

Newnham Green, Crowmarsh Gifford, Wallingford

- Beautifully presented with close proximity to Wallingford and the River Thames
- Under floor heating throughout
- Two bedroom bungalow in Crowmarsh Gifford
- Driveway parking and private, westerly facing garden
- Utility Room

Tenure: Freehold EPC Rating: Awaited

£425,000



Location

Located on the banks of the River Thames, the historic village of Crowmarsh Gifford is linked by bridge to the market town of Wallingford. Crowmarsh has two public houses, village hall which hosts a range of classes and groups as well as a highly regarded primary school. Wallingford itself has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants and other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Crowmarsh Primary School, 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 (Elizabeth line from Reading) and the West Country.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLF104646 - 0002

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