



**Empress Drive, Wallingford OX10 0FP**

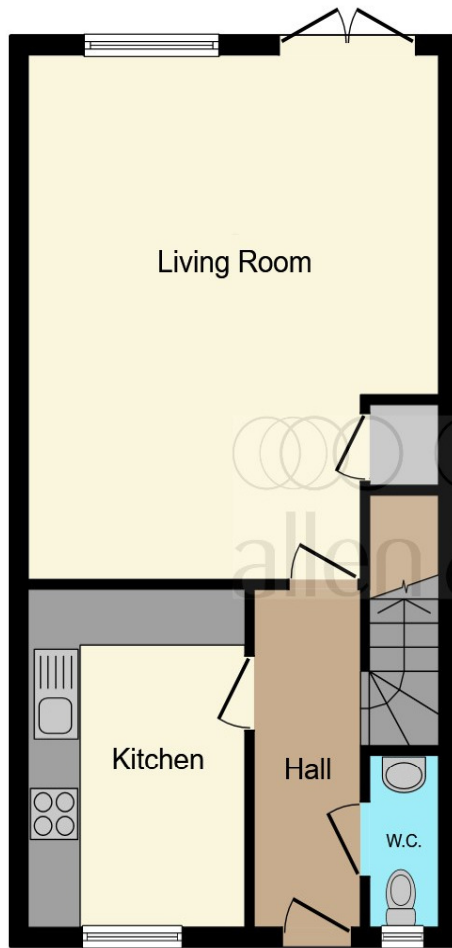


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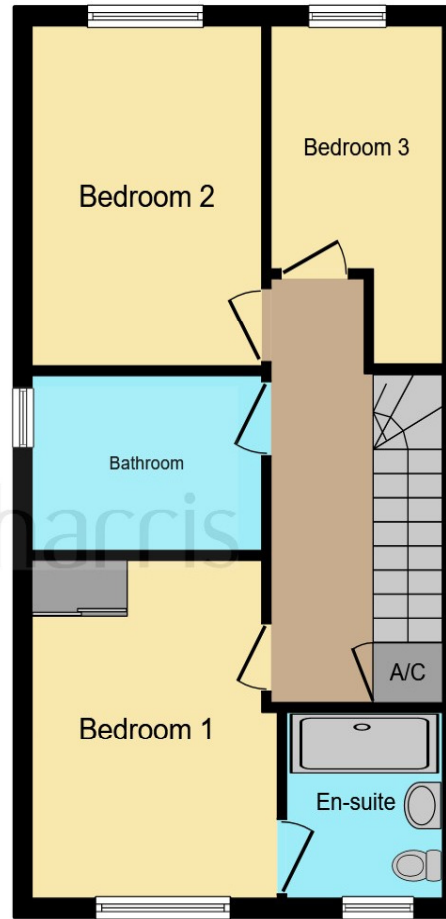
## **Empress Drive, Wallingford**

A stylish, modern three bedroom family home constructed in 2023 on the very popular Highcroft development located on the outskirts of Wallingford with no onward chain complications. 1.2 mile to Waitrose and 2.4 mile to Cholsey Station. This is a great opportunity to purchase the three bedroom home built just under two years ago by St. Josephs homes and enjoys a southerly facing garden. Internally the property benefits from an entrance hall with cloakroom, fitted kitchen breakfast room, 18ft living room with built storage cupboard and casement doors to the rear garden. First floor landing with airing cupboard, master bedroom with built in wardrobes and en-suite shower room, two further bedrooms and family bathroom with side aspect window. Outside to the front is parking for two vehicles and ample visitor parking and an enclosed rear garden with a full width patio, lawned area and side access gate.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen**

11' 10" x 8' 1" ( 3.61m x 2.46m )

**Living Room**

18' 5" x 15' 5" narrowing to 12' 1" ( 5.61m x 4.70m narrowing to 3.68m )

**Landing**

**Bedroom**

11' 11" max x 9' 6" ( 3.63m max x 2.90m )

**En-Suite Shower Room**

**Bedroom**

11' 8" x 8' 8" ( 3.56m x 2.64m )

**Bedroom**

11' 9" max narrowing to 8' 2" x 6' 6" ( 3.58m max narrowing to 2.49m x 1.98m )

**Bathroom**

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

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## Empress Drive, Wallingford

- Popular Highcroft Development
- Three Bedrooms
- Southerly Facing Rear Garden
- Upgraded Karndean Korlock Flooring
- Kitchen Breakfast Room with Silestone Worktop

Tenure: Freehold EPC Rating: B

**£500,000**

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.



**view this property online** [allenandharris.co.uk/Property/WLF104811](https://allenandharris.co.uk/Property/WLF104811)



Property Ref:  
WLF104811 - 0005

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Please note the marker reflects the  
postcode not the actual property