



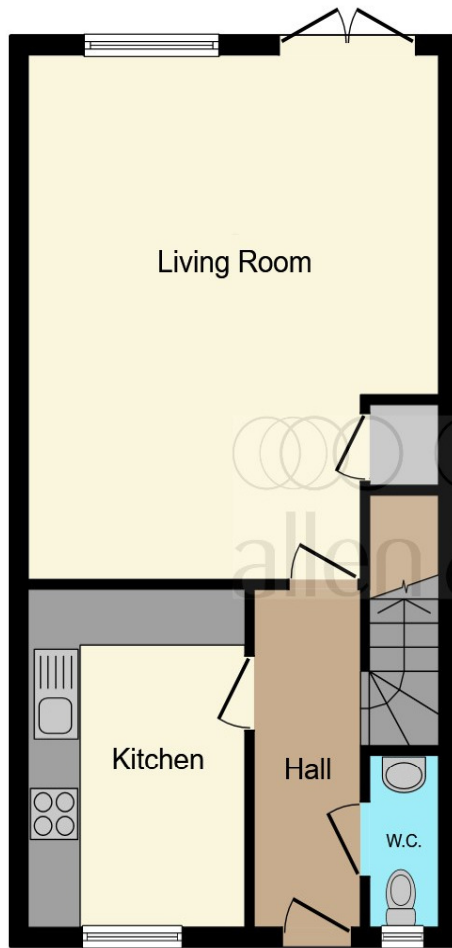
Empress Drive, Wallingford, OX10 0FP

Welcome to

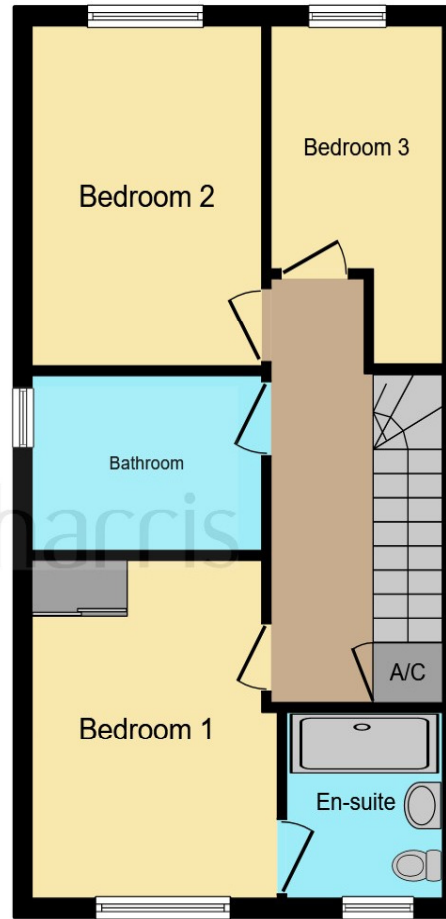
Empress Drive, Wallingford

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

Welcome to

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
Council Tax Band: D

£490,000

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.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104811



Property Ref:
WLF104811 - 0006

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allen & harris



01491 835135



wallingford@allenandharris.co.uk



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



allenandharris.co.uk