



1 Rush Way
Crowmarsh Gifford, Oxfordshire
OX10 8FU



JAMESGESNER
- ESTATE AGENTS -



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OIEO £425,000 FREEHOLD



Situated within this sought after 'Wallingford Reach' development, built by Bloor homes in the village of Crowmarsh Gifford is this three year old, three bedroom, two bathroom semi detached house with garage, driveway parking and generous southerly facing gardens.

Accommodation comprises; entrance hallway, lounge with under stairs cupboard, modern kitchen/diner with integral appliances and French doors opening out to the southerly facing rear garden, utility area, cloakroom, three bedrooms with an en-suite to the master and a family bathroom. Driveway parking for one car leading to a spacious single garage with courtesy door to the rear garden. There is an electric vehicle charge point and shared visitor parking in a private layby.

Wallingford town centre is within 1 kilometre of the property, with Crowmarsh being a short walk from the town centre across the River Thames.

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. Easy access can be found to Oxford, Henley and Reading via public transport available

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Easy access can be found to Oxford, Henley and Reading via public transport available close by. Within the village you will find an excellent primary school and two public houses.

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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