



15 Imray Place
Wallingford, Oxfordshire, OX10 9FW



JAMESGESNER
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**15 Imray Place
Wallingford
Oxfordshire
OX10 9FW**

OIEO £500,000 FREEHOLD



Located on a no through road and built by David Wilson Homes to the 'Hadford design' is this beautifully presented three bedroom detached property with west facing garden, driveway parking and garage.

The property benefits from a spacious entrance hallway with cloakroom, leading to a 19' fully integrated double aspect kitchen/diner with French doors tot he garden, 19' lounge, three bedrooms (two have fitted wardrobes), a family bathroom and an en-suite. Outside is a larger than average walled west facing rear garden with patio area and gated access to the driveway larger than average single garage.



Situated just over half a mile on foot from Wallingford town centre and behind the paddocks a short stroll to St Johns Primary School and the town centre. Wallingford has a 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. There is a Waitrose Supermarket in the centre and a newly opened Lidl within 400 metres.

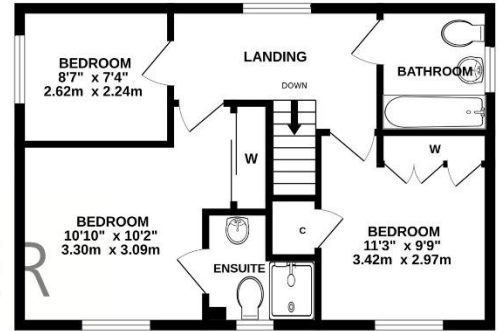
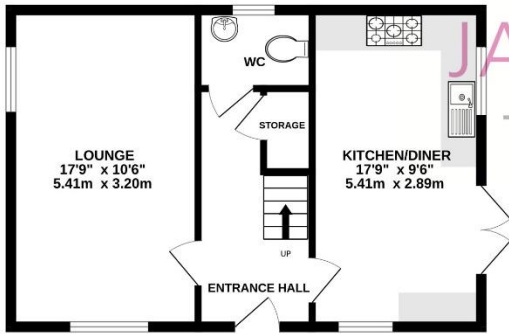


The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery schools, primary school and a highly regarded secondary school.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

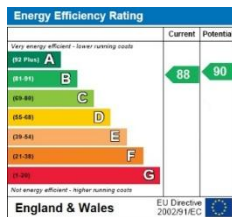
1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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