



Bosley Crescent, Wallingford OX10 9AS



## Bosley Crescent, Wallingford

A superb barn conversion tucked away in this small close with its own carport and an open plan garden abutting a shared central green.

The light and airy accommodation includes a 22' living/dining room and a separate kitchen whilst upstairs there is a large bedroom and a refitted shower room - this charming property also features exposed beams and timbers throughout. There is a small front garden and open plan rear garden along with a carport.

Enjoying a quiet and private setting it is within walking distance of the shops and restaurants of the town.

## Tenure - Freehold

Entrance Porch with Front Door to:

Living/Dining Room: 22'1 x 13'6. Corner window out to the front, exposed wall timber, two radiators, staircase to landing with cupboard under (housing the gas boiler).

Kitchen: 10'6 x 5'10. Window overlooking the property's garden and communal green beyond, range of storage units with worktop and stainless steel sink. Gas hob, electric oven and further appliance spaces, tiled floor, radiator.





Stairs to Landing with wall and ceiling beams, Velux window and a wardrobe cupboard.

Bedroom: 13'5 x 12'10. Two Velux windows to the front, a wealth of exposed beams and wall timbers, radiator.

Shower Room: Re-fitted with a glazed shower cubicle, low-level WC and hand wash basin set on a wood worktop, tiled floor, painted wall timbers, down lighters, radiator, loft access.

### Outside

To the Front: Path to the front door area, lawn with established shrubs and hedging.

Carport.

Rear Garden: Open plan it is set to lawn and borders a pathway with an attractive communal green beyond.



**Directions:**

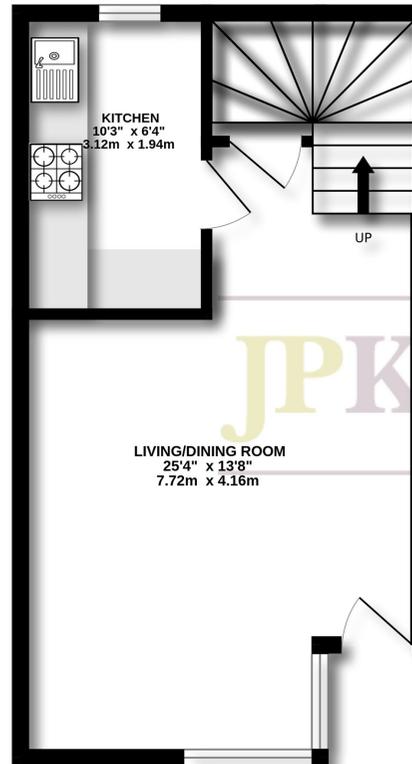
From our offices turn left into St Martins Street, continue through the Market Place into St. Marys Street , across St Leonards Square and next right into St. Johns Road, left into Paddock Road and first left into Bosley Crescent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

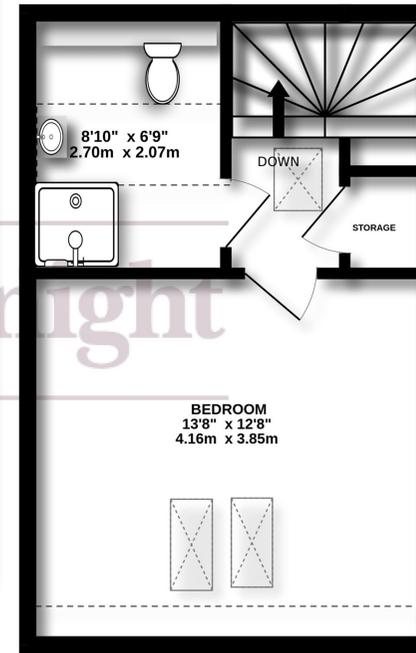
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 645sq.ft. (59.9 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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