



**Crescent Way, Cholsey, Wallingford OX10 9NG**

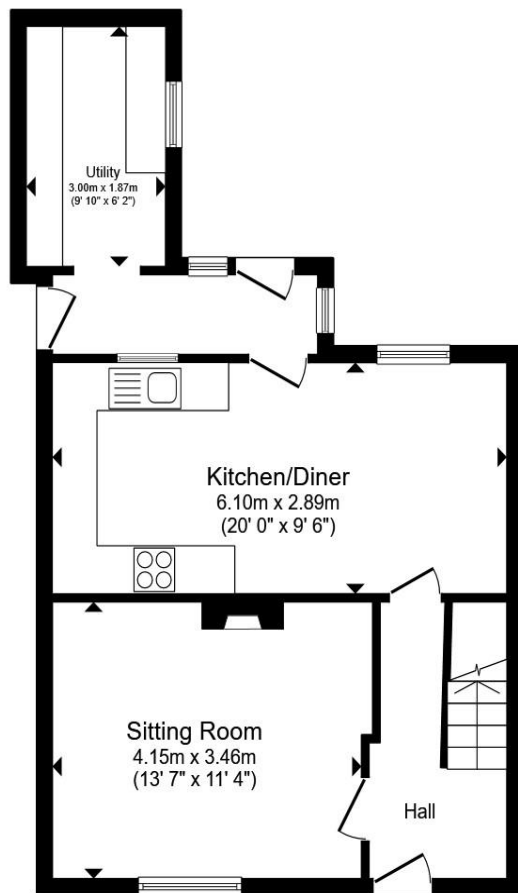


**Welcome to**

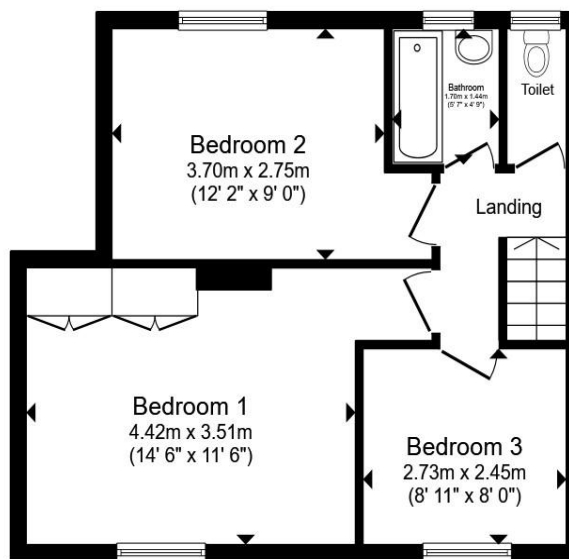
## **Crescent Way, Cholsey Wallingford**

Close to Cholsey train station and open countryside is this three bedroom family home with an impressive 80ft rear garden. The property is located in the village of Cholsey located to the south of Wallingford and enjoys only 0.2mile to Cholsey train station and open countryside. The accommodation comprises: entrance hall, lounge, open plan kitchen/dining room, rear lobby and utility room. First floor landing leads to the two decent sized double bedrooms and large single bedroom, bathroom and separate WC. Outside to the front is double width parking, shared alleyway to the rear garden, being 80ft in length and offered with a large, paved patio and pergola, laid to lawn area and timber garden shed/workshop.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Sitting Room**

13' 7" x 11' 4" ( 4.14m x 3.45m )

**Kitchen/Diner**

20' x 9' 6" ( 6.10m x 2.90m )

**Utility Room**

9' 10" x 6' 2" ( 3.00m x 1.88m )

**Bedroom 1**

14' 6" x 11' 6" ( 4.42m x 3.51m )

**Bedroom 2**

12' 2" x 9' ( 3.71m x 2.74m )

**Landing**

**Bedroom 3**

8' 11" x 8' ( 2.72m x 2.44m )

**Bathroom**

5' 7" x 4' 5" ( 1.70m x 1.35m )

Total floor area 92.3 m<sup>2</sup> (994 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## Welcome to

## Crescent Way, Cholsey Wallingford

- Three Bedroom Family Home
- Kitchen/Dining Room
- 80ft Rear Garden
- Double Width Driveway Parking
- Utility Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £390,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WLF105111 - 0004

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