



4 Gerard Avenue, Wallingford, OX10 6GD  
£349,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Built by David Wilson Homes in 2024 and offered to the market with no onward chain is this immaculately presented two bedroom semi detached property situated in the popular village of Benson.

Occupying a pleasant spot on the Chiltern Grange development this two bedroom property comprises, kitchen with integrated appliances, downstairs cloakroom plus a generous sized living room/diner with additional built in storage. On the first floor there are two double bedrooms plus a family bathroom. To the rear there is a large than average garden with patio and additional decked area with pergola. The property also benefits from driveway parking, gas central heating and 9 years remaining on the NHBC warranty. To fully appreciate the location and overall presentation, viewings are highly recommended.

Situated in the highly sought-after Benson Village, you'll have everything you need right on your doorstep. Explore the local amenities, including co-op store, cafes, local shops and friendly neighborhood pubs. There's also the local primary school and the recreation fields including the local tennis club just around the corner. Visit the village centre or take a leisurely stroll to the River Thames and enjoy a drink or two at the Waterfront Cafe.







## Key Features

- No onward chain
- Two bedrooms semi detached property
- Built by David Wilson Homes in 2024
- Driveway parking
- Immaculately presented throughout
- Integrated appliances
- Larger than average rear garden

## The Location

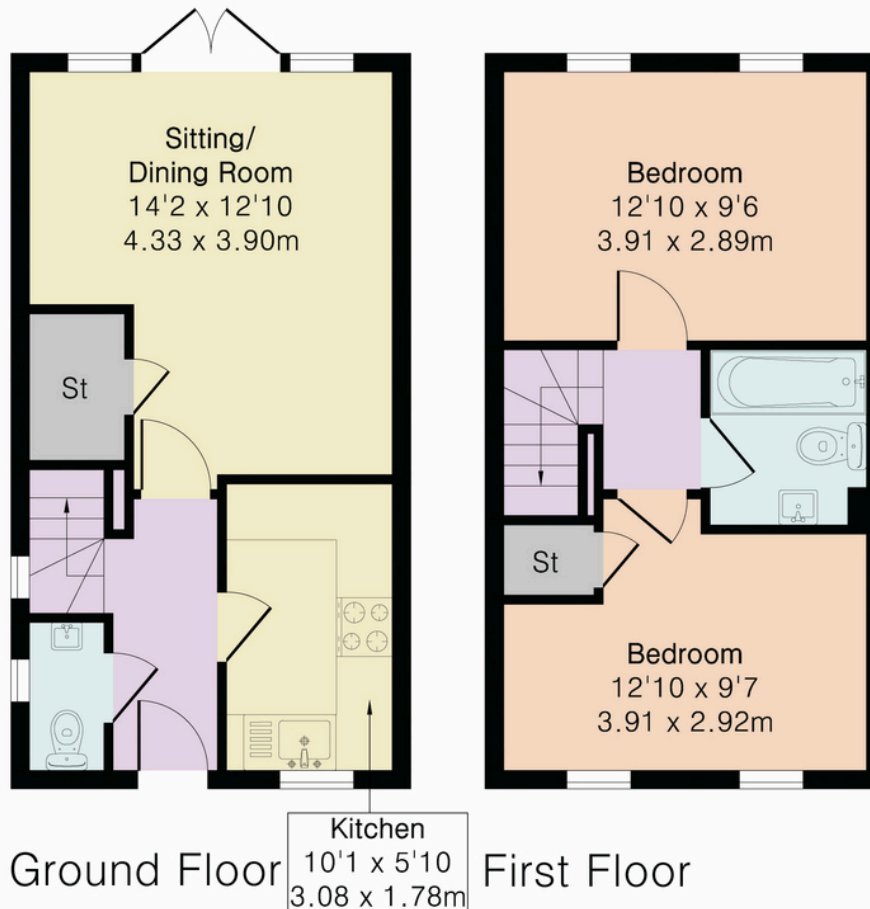
Some material information to note: Brick built freehold home. Gas central heating. Mains water, mains electrics, mains drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode. There is a circa £200 per year maintenance charge payable. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent.



## Approximate Gross Internal Area 630 sq ft - 58 sq m

Ground Floor Area 315 sq ft – 29 sq m

First Floor Area 315 sq ft – 29 sq m



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Wallingford Office

72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833

E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

