



47 Brookmead Drive, Walingford, OX10 9BG



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NO ONWARD CHAIN - Situated within convenient walking distance of the town centre, this well-proportioned 3-bedroom detached house offers spacious and versatile accommodation together with excellent off-road parking, a garage and a good-sized rear garden.

The property would make an ideal family home, with huge potential for extensions to create a wonderful home in the sought after Brookmead Drive.

Wallingford is an attractive historic market town situated on the River Thames offering an excellent combination of town amenities, excellent schools, riverside living, countryside and good transport connections.

Tenure - Freehold

The entrance hall provides access to the principal rooms and has stairs rising to the first floor, together with useful understairs storage. The living room is positioned to the front of the property and benefits from a large bay window providing plenty of natural light. A feature stone fireplace with stone hearth and coal-effect fire creates an attractive focal point, while an open archway leads through to the dining room.

The kitchen is fitted with a range of base and wall-mounted units, with a stainless-steel sink and drainer positioned beneath the window. There are spaces for appliances and an extractor hood over the cooker. A door leads through to the conservatory, which features floor-to-ceiling glazed panels, double doors opening directly onto the garden and an additional side door.





On the first floor are three bedrooms. The main bedroom is situated to the front and benefits from two windows and fitted wardrobes. The second double bedroom is positioned to the rear, while the single bedroom to the front and has two windows. The family bathroom is fitted with a three-piece suite, including a semi-concealed wash hand basin with storage cupboards beneath and to the side.

Outside, the property benefits from an attractive frontage laid predominantly to brick block and gravel, creating a large off-road parking area. Mature shrubs and established borders provide a pleasant setting, while a pathway to the side, with gated access, leads through to the rear garden.

The garage has an up-and-over door and also benefits from a rear door and window, providing convenient access to the garden.

The rear garden is mainly laid to lawn and features a large patio area, ideal for outdoor dining and entertaining, together with a gravelled area and pathway extending towards the rear of the garden. Mature planting and established features give the garden a pleasant and private feel.

The combination of a detached property, three bedrooms, generous parking, garage and attractive rear garden, all within walking distance of the town centre, makes this an appealing home with excellent practical benefits.



Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft

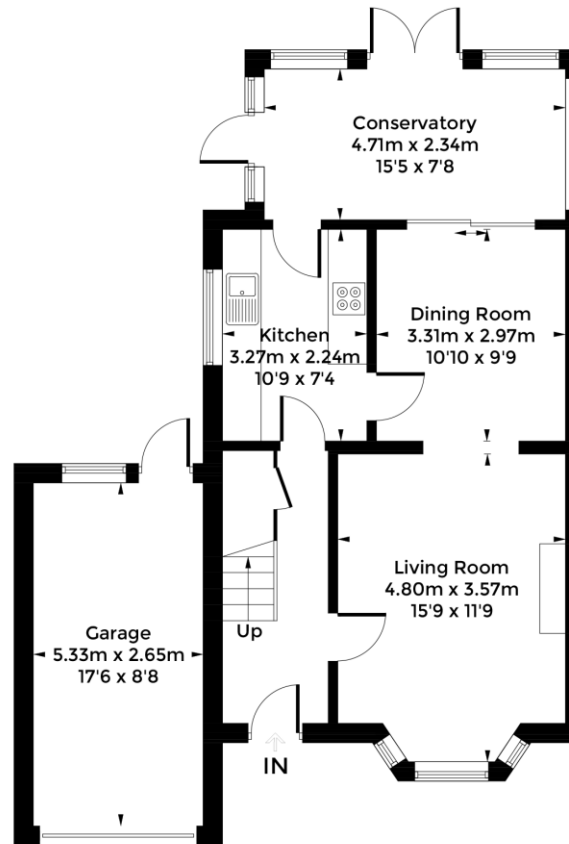
Garage = 14.3 sq m / 154 sq ft

Total = 110.0 sq m / 1184 sq ft

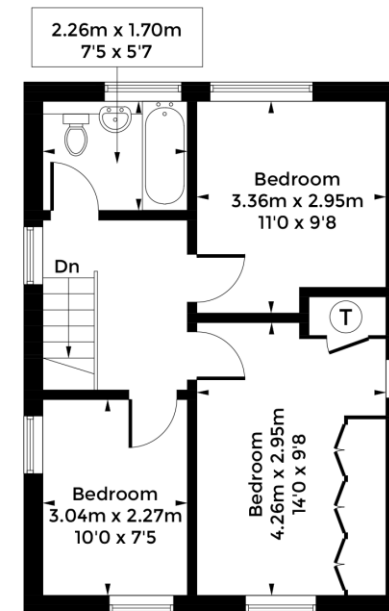
Directions:

From our office in St Martin's, turn right onto St Mary's Street, turn right onto St John's Road, turn left onto Paddock Road, Paddock Road turns right and becomes Wormald Road, turn left onto Brookmead Drive and the property will be on the left.

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



First Floor