



4 The Murren Winterbrook, Wallingford, OX10 9DZ
£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented two bedroom property positioned within a cul-de-sac in this sought-after location within walking distance to Wallingford Town centre and River Thames.

The property comprises, porch, entrance hall, a spacious living room with large window overlooking the front garden, a newly fitted, modernised and re configured kitchen dining area with additional pantry, to the rear there is an additional snug/garden room with a cloakroom/utility, plus UPVC French doors leading to the rear garden. Upstairs there are two double bedroom plus a newly fitted bathroom with built in storage from the principal bedroom. Other benefits include double glazing throughout, gas central heating, plus a single garage and parking.

To fully appreciate the location, presentation and overall finish by the current owners; viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. There is no official allocated parking with this property Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 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.





Key Features

- Immaculately presented throughout
- Garage and parking
- Cul-de-sac location
- Two double bedrooms
- Walking distance to the town centre and River Thames
- Cloakroom/Utility
- Snug/Garden room
- Reconfigured and modernised by the current owners

The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their 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 and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

**Approximate Gross Internal Area 765 sq ft - 71 sq m
(Excluding Garage)**

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 320 sq ft – 30 sq m

Garage Area 122 sq ft – 11 sq m



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.



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