



Halifax Road, Wallingford, OX10 8FP

Offers Over £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Nestled within a small, exclusive development just moments from the Thames riverside, this stylish four-bedroom townhouse offers contemporary living across three well-appointed floors.

The ground floor boasts a sleek kitchen/breakfast room with integrated appliances, alongside a convenient cloakroom and a bright and airy lounge area leading directly onto a beautifully maintained south-facing garden with summer house. Upstairs, the principal bedroom benefits from its own en-suite bathroom and fitted wardrobes, plus a further double bedroom, study area and bathroom. The second floor features two further generous bedrooms, served by a well-equipped family bathroom, providing excellent accommodation for family and guests alike.

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. There are three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nurseries a primary and secondary level schooling, and a full range of leisure facilities and sports groups.



Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major providers, with the possible exception of Three network. There is a maintenance fee payable of £227 per annum. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions which would negatively affect the property.



## Key Features

- Desirable location within walking distance to the Thames riverside
- Four well proportioned bedrooms
- Semi detached
- South facing garden
- Three bathrooms, one of which is an en suite
- Allocated parking for multiple vehicles
- Study and cloakroom



## 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

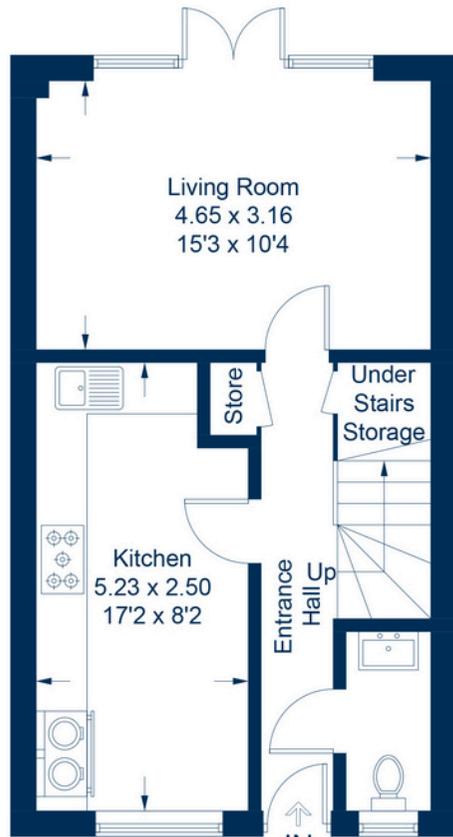
Approximate Gross Internal Area (Including Void)

Ground Floor = 40.4 sq m / 435 sq ft

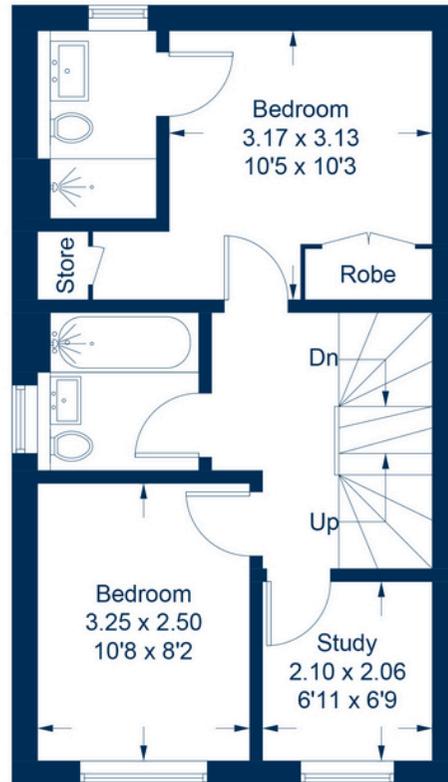
First Floor = 39.7 sq m / 427 sq ft

Second Floor = 28.7 sq m / 309 sq ft

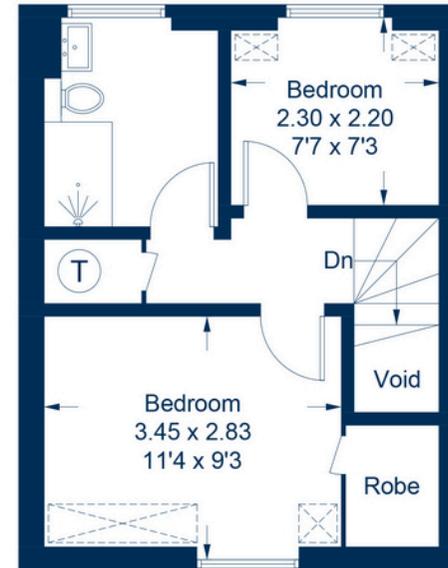
Total = 108.8 sq m / 1,171 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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