



Habitat Way, Wallingford, OX10 9FT
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented, modern family home constructed by David Wilson Homes is offered to the market with no onward chain. Located on a small development within walking distance to the town centre and River Thames.

The property has all the benefits of a modern home with a ground floor cloakroom, fantastic kitchen/dining room with doors leading to the gardens plus a bright and airy dual aspect, living room. Upstairs the property benefits from three well proportioned bedrooms with fitted wardrobes and an en suite from the principal bedroom, the family bathroom services the remaining two bedrooms.

The sunny south west facing garden boasts a larger than average summer house which could be used as further guest room or office space. This space has the added luxury of heating, electrics and internet, whilst other benefits include driveway parking and a single garage.





Key Features

- Modern Three Bedroom Family Home
- No Onward Chain
- Principal Bedroom With En-Suite And Fitted Wardrobes
- Wonderful Kitchen/Dining Room
- Summer house/ Garden Room
- Garage & Driveway Parking
- Located close to Wallingford Town Centre



The Location

Wallingford is a historic Market Town lying on the banks of the River Thames. With its beautiful town centre large open green spaces and an abundance of amenities including Waitrose Costa Lid Pizza Express plus lots of independent cafes pubs and shopping. It has great local transport with direct links to Oxford and Reading plus Didcot Train Station a few miles away with direct access to London.

Some material information to note:

Tenure: Freehold

The property is of a brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property.

According to GOV.UK Flood risk, there is a very low risk of flooding. The property has a maintenance charge of £185 per annum, For any further information relating to the Register of Title then please contact the estate agent.



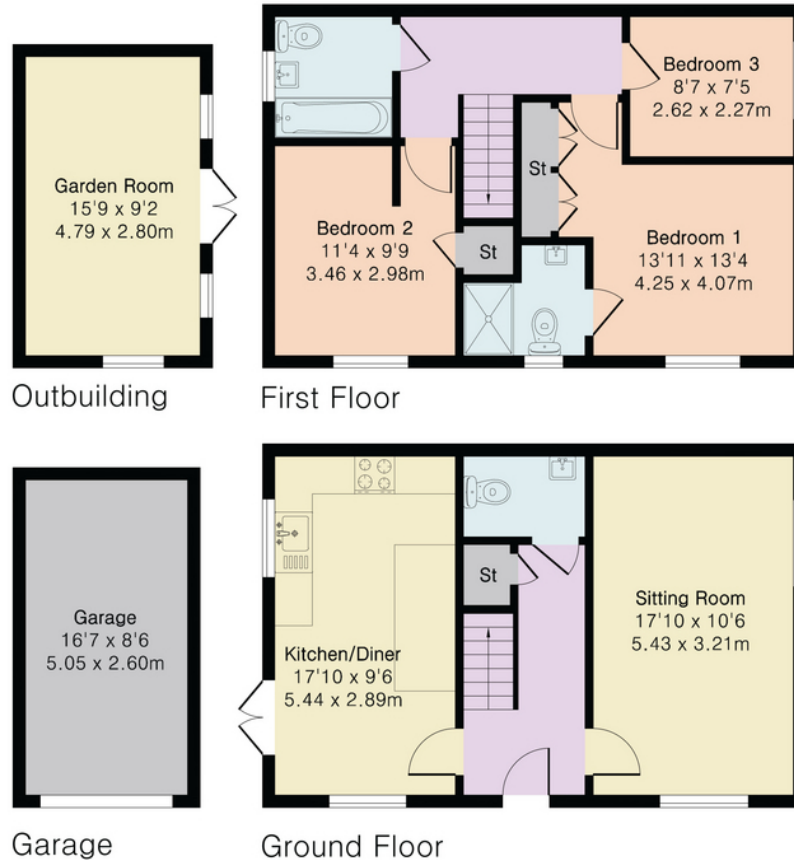
**Approximate Gross Internal Area 972 sq ft - 90 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 486 sq ft – 45 sq m

Garage Area 141 sq ft – 13 sq m

Outbuilding Area 144 sq ft – 13 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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