



10 Queens Avenue, Wallingford, OX10 0NB  
£500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A four-bedroom detached property with parking and ensuite to master bedroom offered for sale with no onward chain. The property is need of modernisation but offers excellent potential. The property comprises entrance hall, cloakroom, laundry room, utility room, kitchen-breakfast room, dining room, living room, and sunroom. On the first floor there is a bathroom and four bedrooms; the master bedroom with ensuite. There is parking to the front and an enclosed garden to the rear.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has allocated parking to the front of the house. The government portal generally highlights this as a very low risk address for flooding. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. There is outline planning permission for 9 houses on the land around the property. This planning consent is currently on land which is on the title of 10 Queens Avenue which will be sectioned off on completion of the sale of 10 Queens Avenue. There will be a shared driveway to the front of the property which will give access to the new development of 9 houses behind. This will involve demolishing the old double garage which is currently visible when you arrive. Details of any covenants or easements are available on request from the estate agent.





## Key Features

- Four bedroom detached house.
- Significant potential to modernise and reconfigure.
- No onward chain.
- Two bathrooms (one en-suite).

## The Location

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moulsham Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.



FIRST FLOOR



GROUND FLOOR

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.

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