



16 Littleworth Road, Wallingford, OX10 6LY

Offers In Excess Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented, three bedroom family home situated on the popular Hopefield Grange development.

Located only a few minutes away from the village centre which boasts great local amenities and a well regarded primary school as well as great access to the River Thames at Benson Marina. The ground floor has both a spacious sitting room and a modern open plan kitchen/dining room-with integrated appliances and French doors leading to the rear garden plus a downstairs cloakroom.

On the first floor there are three well proportioned bedrooms with the principal having an en-suite and the two remaining bedrooms are serviced by the modern family bathroom. Externally there is driveway parking for two vehicles plus single attached garage. To the rear there is a generous sized garden with patio area and added "chalet" which power, lighting and internet. To full appreciate the size, location and overall presentation, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates coverage on all major mobile phone providers is available at this address. The government portal generally highlights this as an unlikely/very low risk address for flooding. There is a maintenance charge of £248 per annum for the upkeep of all communal area within the development. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



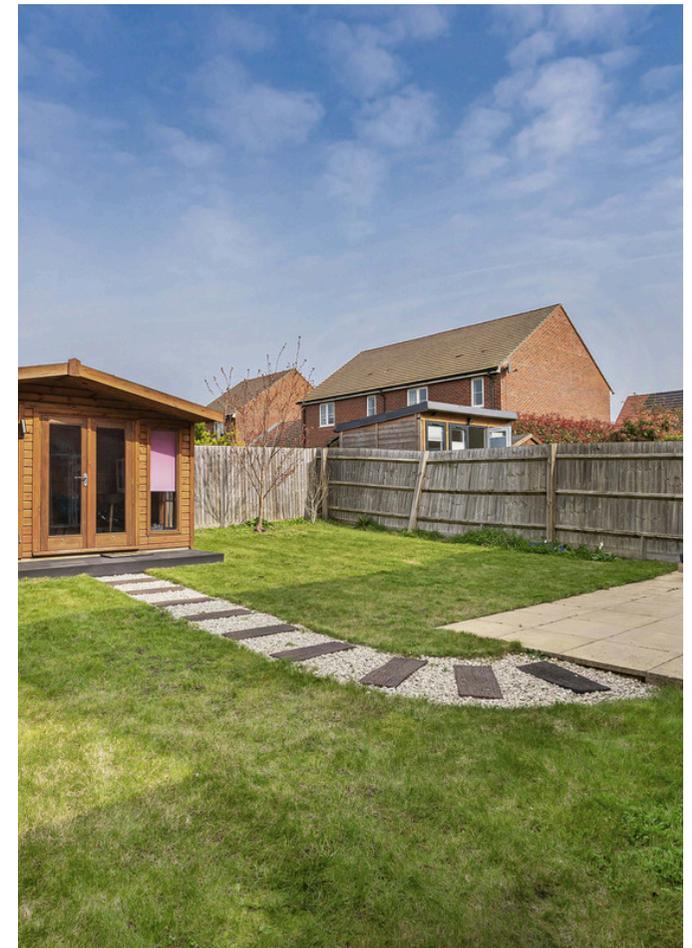


Key Features

- Three bedroom semi-detached family home
- Kitchen/diner with integrated appliances
- Garage and driveway parking
- Cloakroom
- En suite from the principal bedroom
- "Chalet" style garden room
- Closed onward chain

The Location

Situated in the highly sought-after Benson Village, you'll have everything you need right on your doorstep. Explore the local amenities, including co-op store, cafes, local shops and friendly neighborhood pubs. There's also the local primary school and the recreation fields plus the local tennis club are just around the corner. Visit the village centre or take a leisurely stroll to the River Thames and enjoy a drink or two at the Waterfront Cafe.

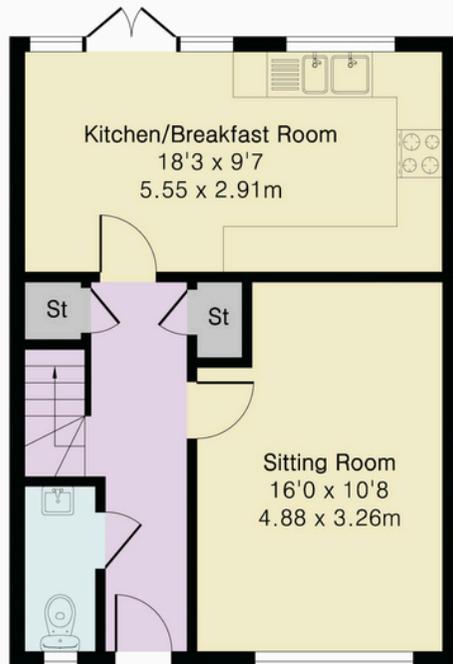


Approximate Gross Internal Area 946 sq ft - 88 sq m (Excluding Outbuilding)

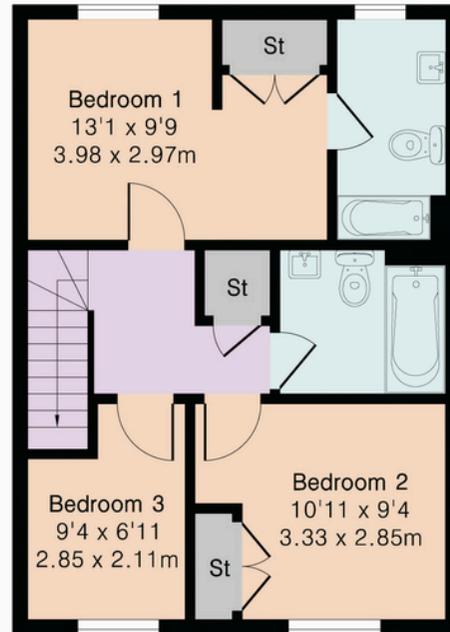
Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 473 sq ft – 44 sq m

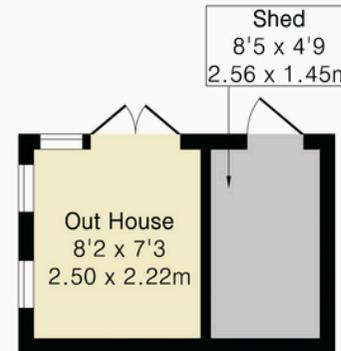
Outbuilding Area 102 sq ft – 10 sq m



Ground Floor



First Floor



Outbuilding



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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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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