



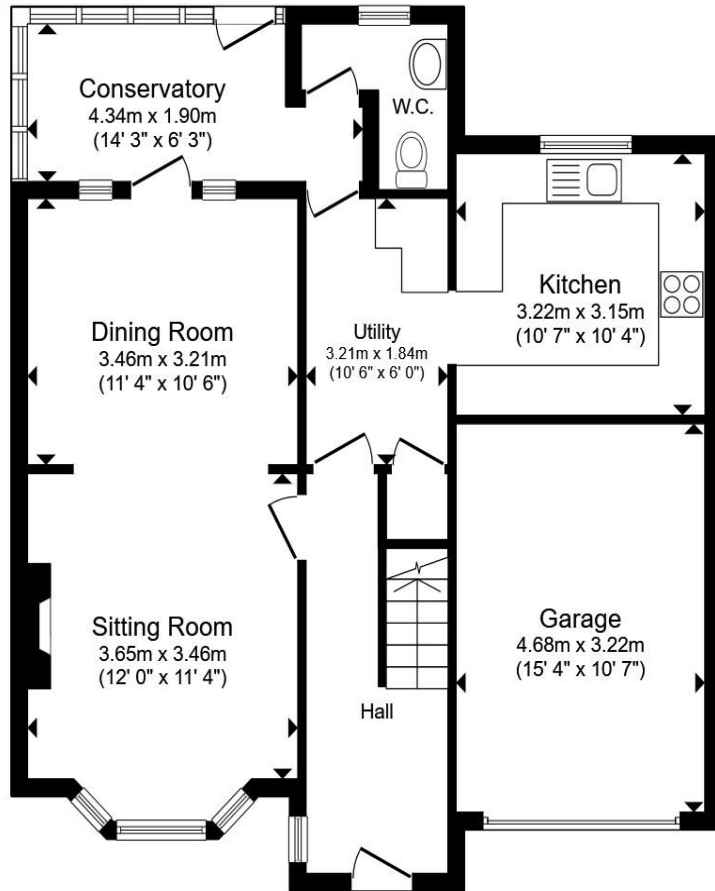
Abbots Mead, Cholsey, Wallingford OX10 9RJ

Welcome to

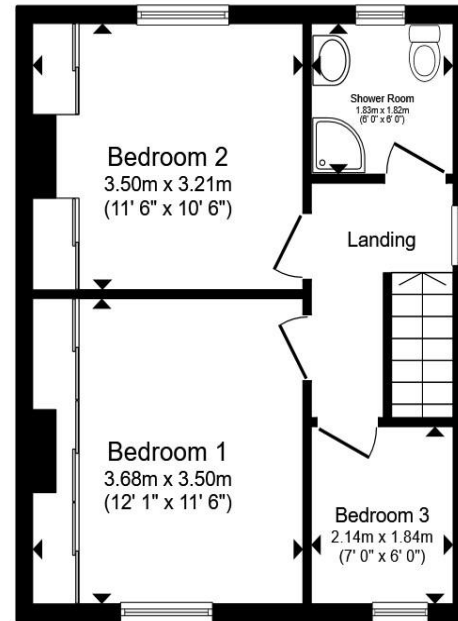
Abbots Mead, Cholsey, Wallingford

The property is presented in good order throughout, with versatile living spaces ideal for modern family life. A bright, dual-aspect living room creates a welcoming feel at the heart of the home, while the well-appointed kitchen enjoys the convenience of a separate utility area. For those who appreciate year-round relaxation, a charming sun lounge opens out onto a lovely, westerly facing enclosed garden-perfect for entertaining or simply unwinding after a long day.





Ground Floor



First Floor

Total floor area 116.9 m² (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Sitting Room

12' x 11' 4" (3.66m x 3.45m)

Dining Room

11' 4" x 10' 6" (3.45m x 3.20m)

Utility Room

10' 6" x 6' (3.20m x 1.83m)

Kitchen

10' 7" x 10' 4" (3.23m x 3.15m)

Conservatory

14' 3" x 6' 3" (4.34m x 1.91m)

Downstairs W.C

Landing

Bedroom 1

12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom 2

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom 3

7' x 6' (2.13m x 1.83m)

Shower Room

Garage

15' 4" x 10' 7" (4.67m x 3.23m)

Front And Rear Gardens

Welcome to

Abbots Mead, Cholsey, Wallingford

- 1950s Bay Fronted Family Home
- Open Plan Reception rooms
- Cul-De-Sac Location
- Modern Fitted Kitchen
- Westerly Facing Enclosed Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105244



Property Ref:
WLF105244 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk