



The Murren, Wallingford OX10 9DZ



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A stylish new style home arranged over 3 floors it comprises 3 bedrooms and 2 bathrooms, a sitting room opening to a full width conservatory, cloakroom and a well fitted kitchen. The property is part of this select Winterbrook development set just to the south of town and features a low maintenance south facing garden. There is undercover and visitor parking and the use of a communal tennis court and meadow that runs down to the Thames.

The property has gas central heating to radiators and is double glazed.



Tenure - Leasehold

Accommodation

Entrance Hall: Window to front, radiator, staircase with cupboard under: wood style floor.

Cloakroom:

White 2-piece suite, tiling, radiator, wood style floor.

Sitting Room: 15' x 13'9 max

Fireplace with white surround and electric coal effect fire, radiator, egg and dart cornice, two openings to:

Conservatory: 14'10 x 6'10

Double glazed with a glass roof, French doors to garden.

Kitchen: 8'8 x 8'5

Range of storage units with worktops, electric ceramic hob, extractor hood, double electric oven, appliance space, tiled floor, radiator and window.

Stairs to Landing: Front aspect, radiator, airing cupboard.





Bedroom 2: 12'11 excl wardrobe x 9'6
Two windows to rear, full width wardrobes: radiator.

Bedroom 3: 8'7 x 8'5
Window to front, radiator, wardrobe.

Bathroom:
White 3 piece suite, radiator, tiling, range of cupboards.

Stairs to Second Floor:
Radiator, large cupboard with access to eaves space.

Bedroom 1: 12'11 (excl wardrobe) x 9'10
Two Velux windows to rear, wall to wall range of wardrobes, loft access, ceiling beam.

En Suite Bathroom:
White 3 piece suite including a P-bath with a shower and screen: tiling, radiator, down lighters.

Outside

Rear Garden:
A lovely feature it is low maintenance, extends to 32' and faces south: it is laid to gravel with a terrace and path to the rear gate with timber fencing.

Undercover Parking Space: Close to the house with a path leading to the rear of the garden.

Communal Grounds:
A secure gate at the end of the development leads to: Communal Tennis Court

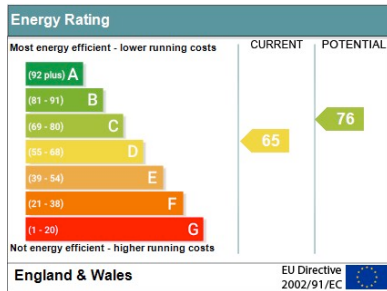
Large Meadow: Leading down to the Thames and including the riverbank on the far side of the footpath.

This footpath is also a delightful walk into town.

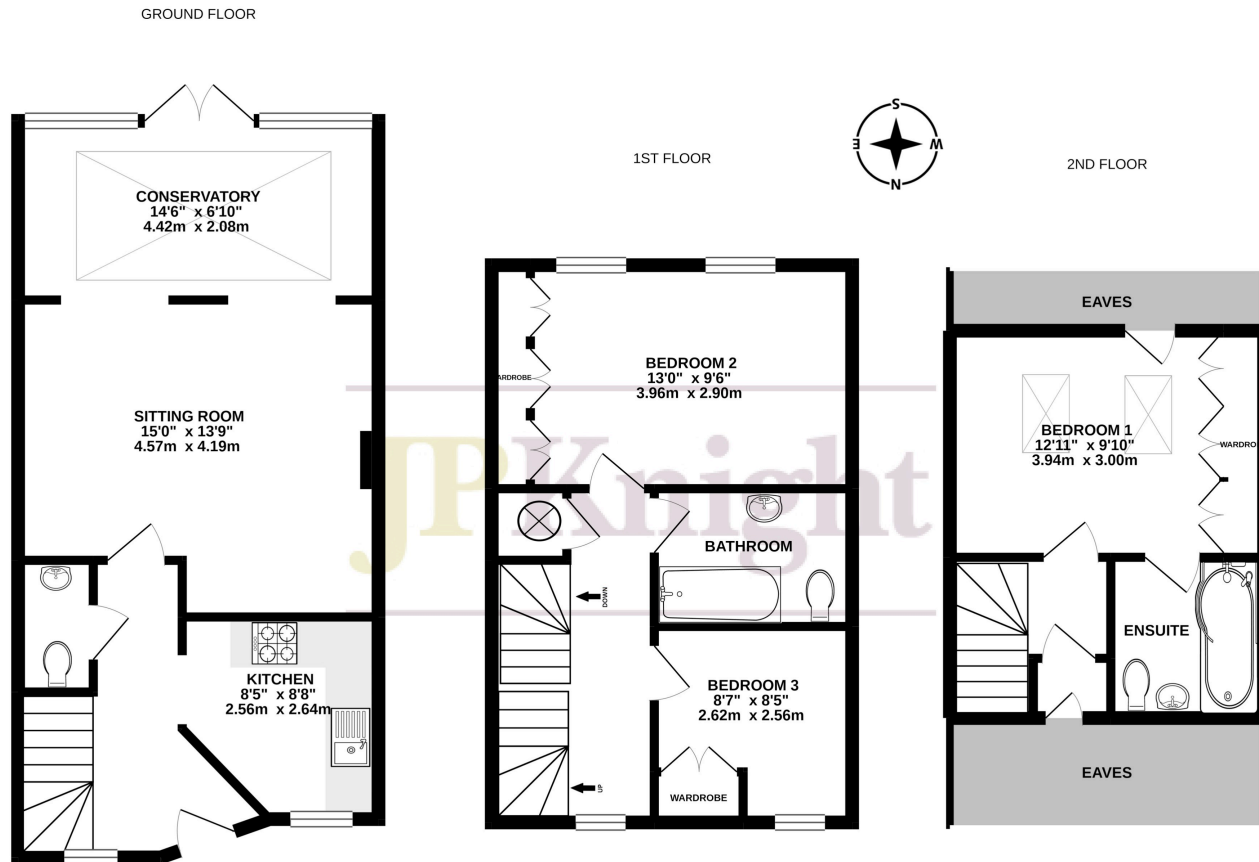


Directions:

Turn left from our offices into St Martin's Street, through the Market Place and then straight into the Reading Road, The Murren is on the left after 0.3 of a mile.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1163sq. ft. (108.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020