



The Murren, Wallingford OX10 9DZ



## The Murren, Wallingford

In a lovely setting, abutting Winterbrook just to the south of town, a delightful end town house with undercover parking and a beautifully planted south facing garden. It comprises 2 bedrooms and bathroom, a 15' living dining room with log stove, full width conservatory opening to the garden, cloakroom and an attractive kitchen. The development also has a communal tennis court and riverside meadow.

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



## Tenure - Leasehold

Entrance Porch: Light point and bin store.

Entrance Hall:

Window to the front, radiator and stairs to landing with cupboard under.

Cloakroom: White 2-piece suite and radiator.

Living/Dining Room: 15'1 x 13'9 max.

Stylish inset wood burner with log store below, egg and dart cornice: radiator. A window and twin French doors open to the conservatory.

Conservatory: 15'1 x 6'4

Set on a brick plinth with a tiled floor and glass roof: radiator and central French doors opening to the garden.





Outside

Kitchen: 8'7 x 8'6

Front aspect, attractive range of storage units with worktops, gas hob with extractor hood and electric oven below. Radiator, appliance space and tiled floor.

Stairs to Landing: Radiator, loft access.

Bedroom 1: 15' x 9'6 Two windows overlook the garden, radiator and built in 2 double wardrobes.

Bedroom 2: 11'10 x 8'5 Two windows to the front, radiator: over-stair cupboard with gas boiler.

Bathroom: White 3-piece suite incl. bath with shower unit and screen, partial tiling, radiator, down lighters.

Rear Garden:  
Facing south the garden extends to 29' in length. With an area of paving bordered by wide shrub beds and enclosed by timber fencing and brick walling, gated rear access.

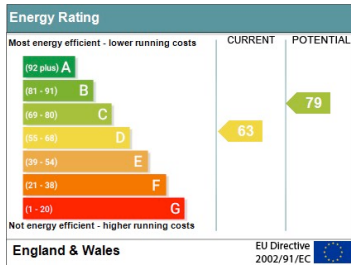
Undercover Parking Space:  
The entrance is in the middle of the block.

Communal Areas:  
A gate from the far end of the building leads into communal land that comprises a large lawn leading to a hard Tennis Court. Beyond this there is an attractive meadow that runs down to the Thames path.



### 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.



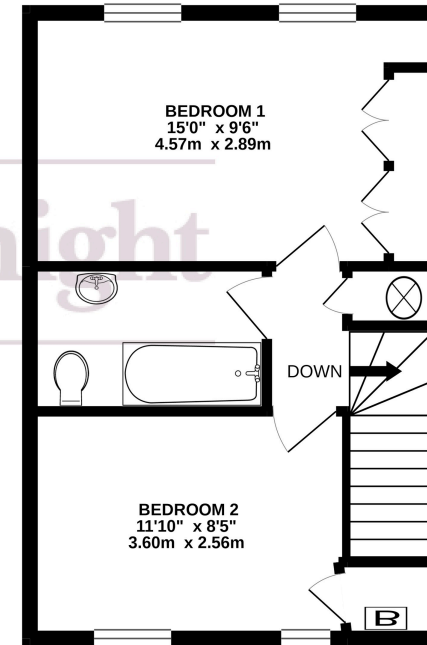
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### GROUND FLOOR



### 1ST FLOOR



TOTAL FLOOR AREA : 742sq.ft. (68.9 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.  
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