



20 Thames Mead, Wallingford, OX10 8EX  
£395,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this well presented three bedroom semi detached home, nestled in a private cul de sac overlooking green space.

This family home comprises lounge area with large feature window and plantation shutters, a newly fitted kitchen with integrated appliances as well as access directly to the rear garden. On the first floor there are three well proportioned bedrooms plus a newly fitted bathroom. To to the rear of the property there is a private and enclosed, mainly laid to lawn garden with side access to driveway parking and garage. To fully appreciate the location and presentation of this wonderful family home, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability may restricted with some major mobile phone providers . 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. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property.







## Key Features

- Three bedrooms
- No onward chain
- Cul-de-sac location
- Newly fitted kitchen with integrated appliances
- Gas central heating
- Garage and driveway parking

## The Location

Crowmarsh Gifford is a small village just across the River Thames from the historic Market Town of Wallingford. Crowmarsh benefits from local amenities including two public houses, village hall, excellent playing fields a church and a well regarded primary school. The village is ideally located for access via road or public transport to either Henley, Reading and Oxford.

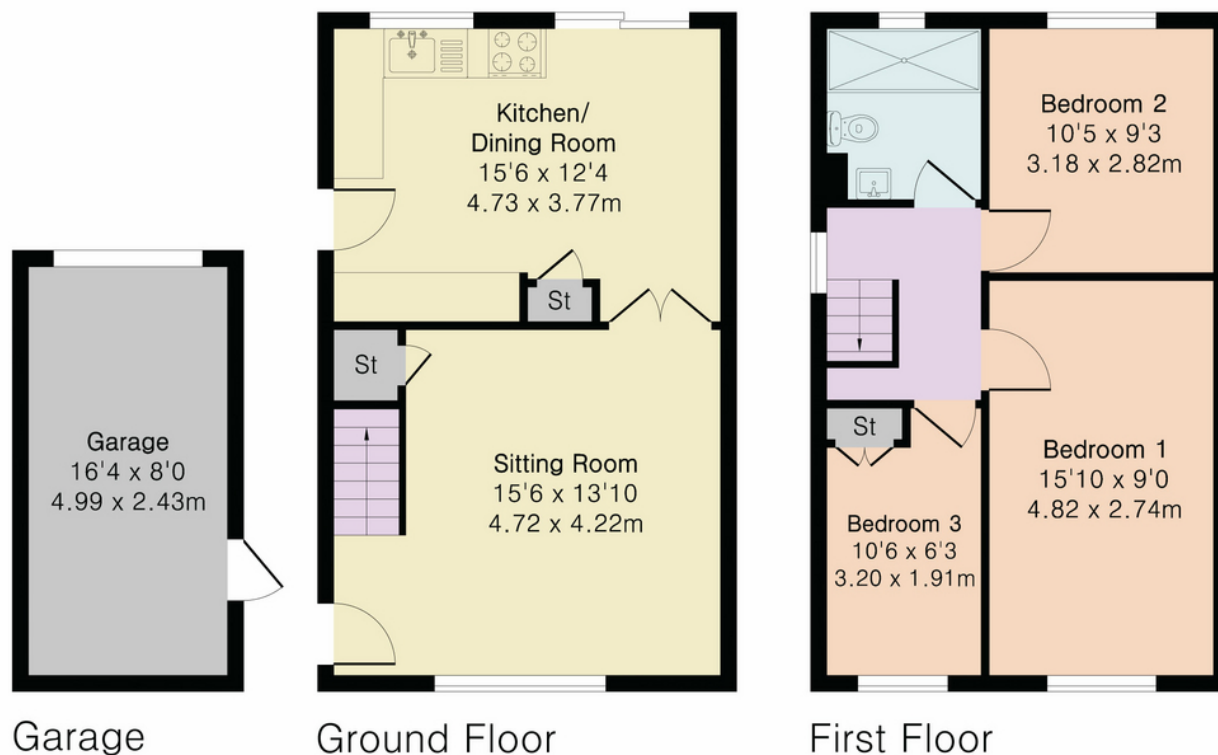


**Approximate Gross Internal Area 804 sq ft - 74 sq m  
(Excluding Garage)**

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 131 sq ft – 12 sq m



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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