



28 Greenfield Crescent  
Wallingford, Oxfordshire, OX10 0PA



JAMESGESNER  
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Wallingford  
Oxfordshire  
OX10 0PA**

**OIEO £445,000 FREEHOLD**



Situated within this sought after road on the Fir Tree Estate is this immaculate three bedroom semi detached family home. The property benefits from ample driveway parking and a converted garage, which now provides an excellent home office. Viewings highly recommended.

Entrance hallway, lounge with log burner, modern kitchen with integrated appliances, dining room with sliding doors to the rear garden, three bedrooms and a modern family bathroom. The boiler has been replaced in the last four/five years and there is Upvc double glazing throughout. Set back from the road with a block paved drive providing parking for at least four cars leading to a car port. The rear garden is fully enclosed and laid to lawn and patio. There is potential to extend to the side subject to necessary planning consent.

Wallingford was a walled Saxon Town on the River Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford is a thriving Market Town; the centre is a major conservation area with examples of churches and architecture dating back to the 14th Century.

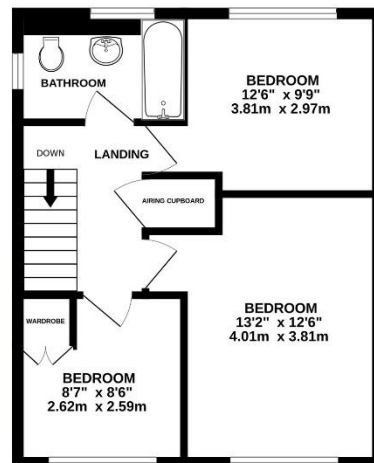
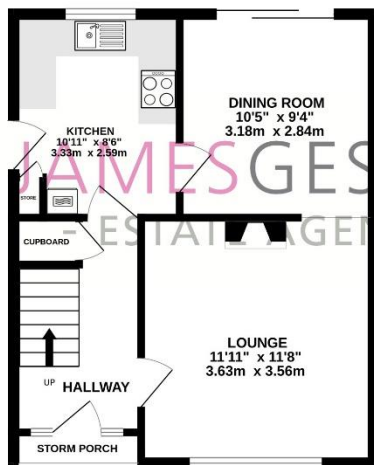
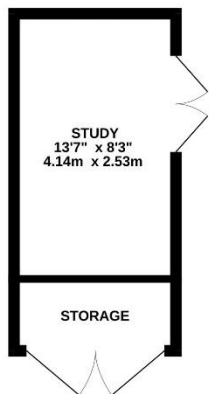


The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect. The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within access of Henley, Reading, & Oxford.

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

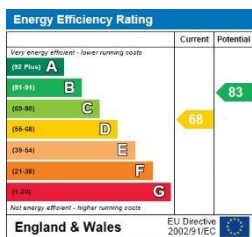


1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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