



1 Charter Way
Wallingford, Oxfordshire, OX10 0SZ



JAMESGESNER
- ESTATE AGENTS -



**1 Charter Way
Wallingford
Oxfordshire
OX10 0SZ**

GUIDE £450,000 FREEHOLD



An immaculate three bedroom semi detached family home situated within this convenient location with a wrap around garden, garage, conservatory and two driveways. Offered for sale with no onward chain, full uPVC double glazing and gas central heating.

Accommodation comprises; porch, entrance hallway, 15'9 lounge, re-fitted kitchen/dining room with integrated appliances, conservatory, three bedrooms and a modern bathroom. There is a drive to the front and an open plan garden overlooking a green. To the rear you can find a wrap around garden which is fully enclosed with courtesy door to the single garage and further driveway at the rear.



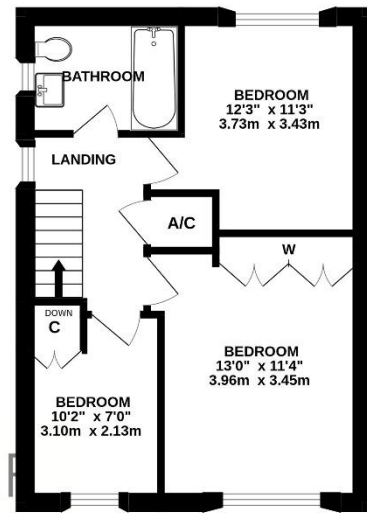
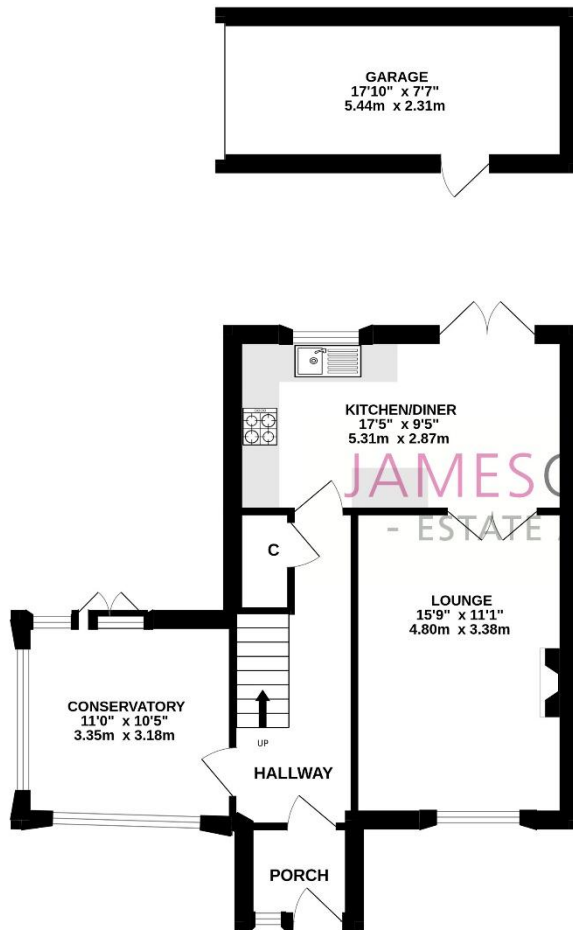
Wallingford was a walled Saxon Town on the Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford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



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
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
	EU Directive 2002/91/EC	



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