



19 Rowland Close
Wallingford, Oxfordshire, OX10 8LA



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GUIDE £475,000 FREEHOLD



This immaculately presented three bedroom extended family home is situated within this small cul-de-sac on this popular development, located within 800 metres of the town centre. Since purchasing in 2019 the current owners have completely renovated the house.

Accommodation comprises; entrance hallway, I-shaped kitchen/dining room with appliances, 18ft lounge with French doors to the rear, family room/study, utility room, ground floor shower room, three double bedrooms and a modern bathroom and separate W.C. Upvc double glazed windows and doors throughout. Worcester Bosch green star boiler 2019 with zoned heating.

The rear garden is fully landscaped with a patio, gravel areas and pathway leading to a large timber built shed/workshop with light and power and gated rear access. To the front you will find driveway parking for three cars comfortably with a further storage facility with a sink and power which is ideal for car washing.

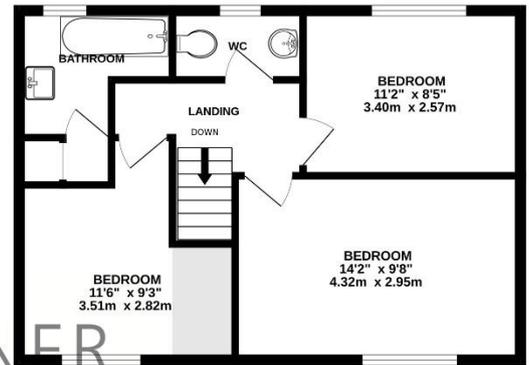


This property is situated to the north of the town centre. The town centre offers a superb Waitrose store, and a variety of shops, restaurants and pubs together with a monthly Farmer's market, a cinema and theatre. There is also a newly opened Lidl store within easy reach. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Nearby you will find St. Nicholas infant school and Wallingford secondary school, both within a 400 meter walk.



GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1223 sq.ft. (113.7 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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