



24 Howbery Farm
Crowmarsh Gifford, Oxfordshire
OX10 8NR



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £475,000 FREEHOLD



This three bedroom link detached property has been beautifully extended to the rear and is conveniently located within this sought after cul-de-sac in the popular village of Crowmarsh.

Accommodation comprises; entrance hallway, cloakroom, lounge, fully fitted integrated kitchen with island opening into a dining room with bi-folding doors to the rear garden, three bedrooms and a modern bathroom. To the front of the property you will find a single garage and driveway parking for two cars with a side access gate to the rear which is laid mainly to lawn with a patio and decking area. Full gas central heating (new combi boiler fitted) and uPVC double glazing throughout,

Crowmarsh Gifford provides easy access to Oxford, Henley and Reading via public transport. Within the village you will find an excellent Primary School, two public houses the recreational ground all within 500 metres. The historic Town of Wallingford is a thriving market town and just a short walk across the River Thames from Crowmarsh Gifford.



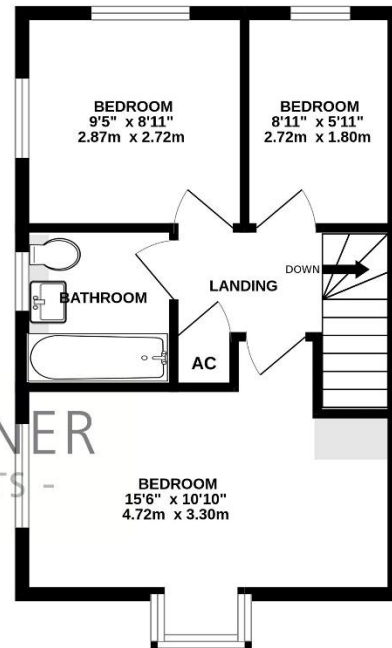
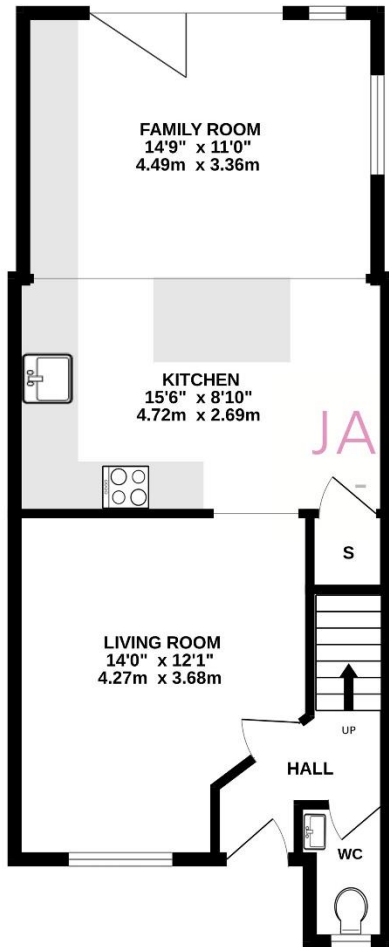
The Town`s narrow streets provide a variety of small shops, pubs and restaurants, along with antique shops within the Lamb Arcade. Wallingford benefits from numerous recreational areas with parks, and gardens making it a very pleasant town.



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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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