



68 Empress Drive
Wallingford, Oxfordshire, OX10 0FP



JAMESGESNER
- ESTATE AGENTS -



**68 Empress Drive
Wallingford
Oxfordshire
OX10 0FP**

GUIDE £475,000 FREEHOLD



Built by Berkeley Homes in 2023 and located on this sought after new development, is this three-bedroom, two-bathroom semi-detached property finished to a high specification throughout with a south facing landscaped garden and driveway parking for two cars. Offered for sale with no onward chain.

Accommodation comprises; entrance hall, cloakroom, 18' lounge/dining room, kitchen/breakfast room, three bedrooms with an en-suite to the master and a family bathroom. Driveway parking for two cars to the front with a side access gate leading the rear garden, which is south facing, fully landscaped with a patio area, lawn and garden shed. Annual estate charge GBP391.88.

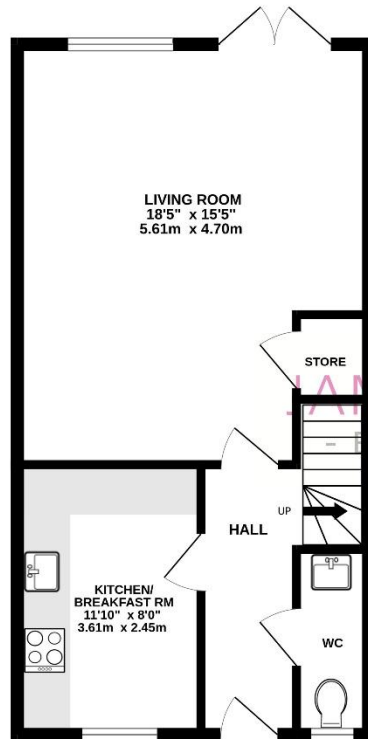


Highcroft offers beautiful, high-quality homes for all generations inspired by traditional architecture and complemented by modern interior design. Expansive green open spaces are carefully crafted throughout Highcroft with village ponds and beautiful landscaping. All this only a short walk from the historic market town of Wallingford and the River Thames in South Oxfordshire offering a superb Waitrose and Lidl supermarket.

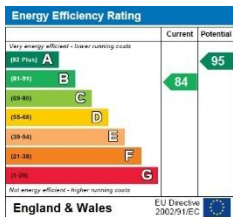
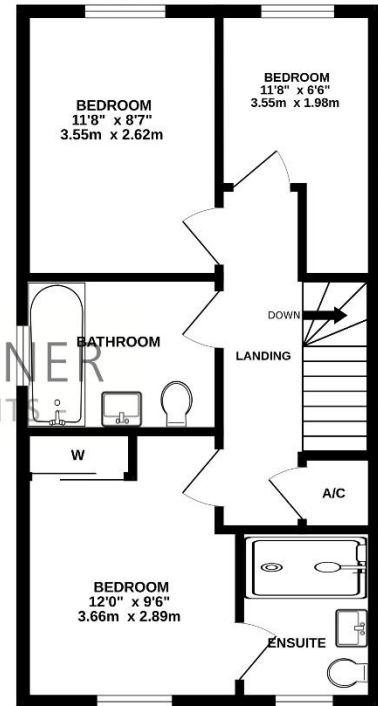
The town also offers a variety of shops, restaurants and pubs together with a monthly Farmers market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Choices for nearby schooling and sporting facilities are also excellent.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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