

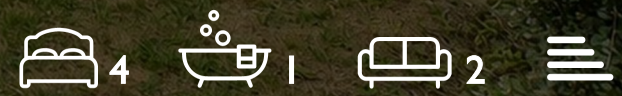
WE VALUE



YOUR HOME



Brookmead Drive, Wallingford
£600,000



Situated on one of Wallingford's most sought-after roads, this attractive four-bedroom semi-detached home offers generous living accommodation, a mature west-facing garden, and exciting potential for future expansion with approved planning permission for a second-storey extension.

The heart of the home is the impressive open-plan kitchen/family/dining room, thoughtfully designed for modern living. Featuring integrated appliances, partial underfloor heating, and Velux windows that flood the space with natural light, it provides the perfect setting for both everyday family life and entertaining. The ground floor also benefits from a welcoming lounge with a feature fireplace and a convenient cloakroom.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted double-door wardrobes, all served by a family bathroom.

Outside, the mature west-facing rear garden enjoys a high degree of privacy and provides a wonderful space to relax and unwind. To the front, a driveway offers off-street parking for two vehicles.

Planning permission has been approved for a second-storey extension, presenting an excellent opportunity for buyers looking to further enhance the property.





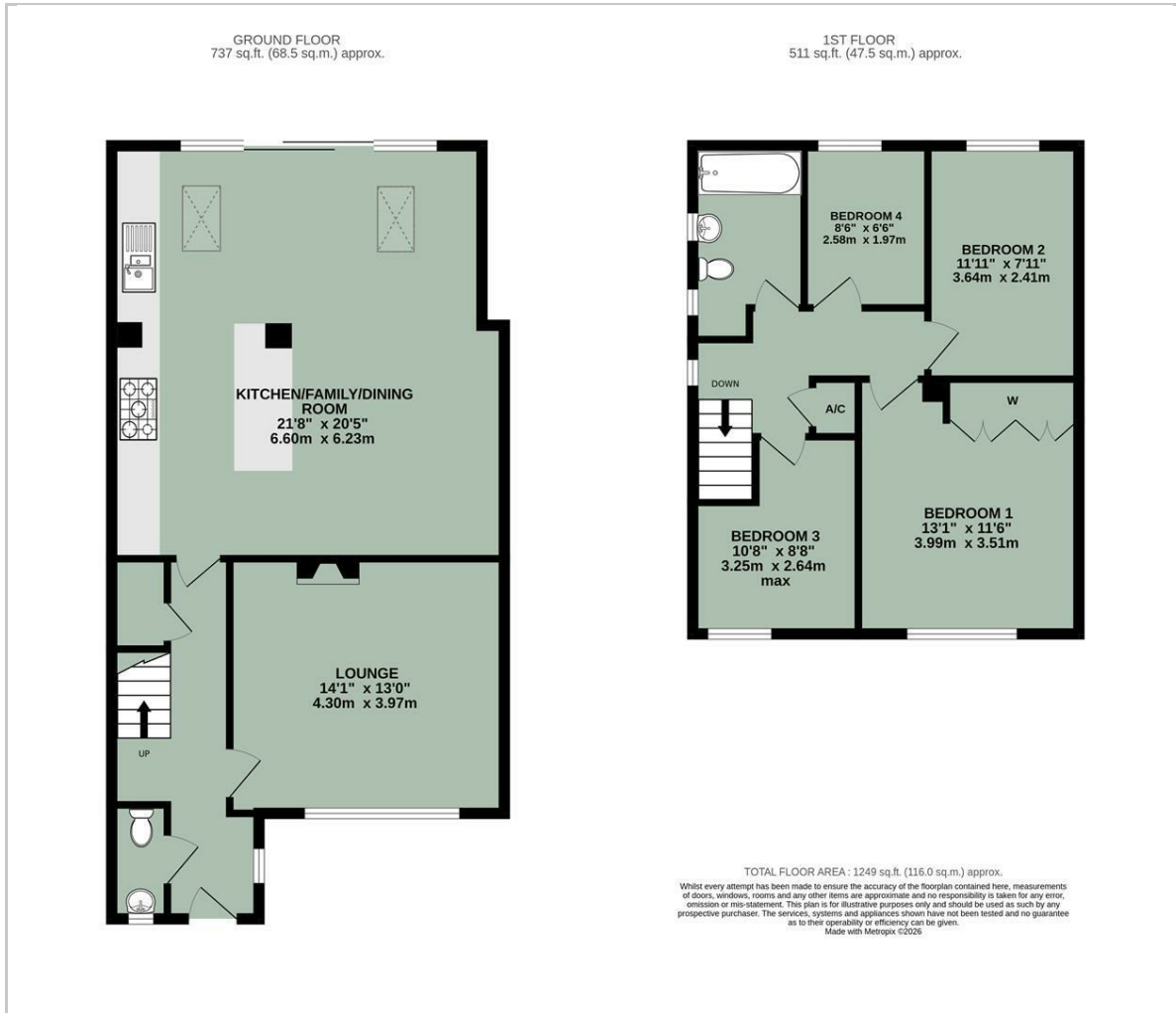
- LOCATED ON ONE OF WALLINGFORD'S MOST SOUGHT-AFTER ROADS
- FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- WESTERLY-FACING ENCLOSED REAR GARDEN
- OPEN-PLAN KITCHEN/FAMILY/DINING ROOM WITH INTEGRATED APPLIANCES
- OFF-STREET PARKING FOR TWO VEHICLES
- PARTIAL UNDERFLOOR HEATING & VELUX WINDOWS (KITCHEN/FAMILY/DINING ROOM)
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- 2 STOREY PLANNING PERMISSION APPROVED - P24/52520/HH



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
192 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(52-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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