

WE VALUE



YOUR HOME



The Murren, Wallingford
£349,950



A modern one double bedroom ground floor maisonette providing high quality and convenient living, in the popular area of Winterbrook, close to the centre of Wallingford and Medical centre. This beautiful property features a central hallway with a double storage cupboard, an open plan kitchen with breakfast bar leading to the spacious living, dining and snug/office, all benefitting from the sunny south facing aspect. A modern shower room completed the internal space. The property offers two off-road allocated parking spaces as well as visitor parking and an extensive private gated communal garden with tennis court and direct access to river walks and private river frontage.

What the owner says:
This used to be a two bedroom property so it has a very spacious, bright, airy feel. It's very quiet and private, yet boasts a central location being just a short walk into town centre and riverside walks. The beautiful private garden with tennis court, meadow access to private river frontage and towpath, and allocated parking are huge benefits.





- IMMACULATLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING, DINING & SNUG
- KITCHEN WITH BREAKFAST BAR
- BEDROOM WITH STORAGE
- SHOWER ROOM
- GATED PRIVATE COMMUNAL GARDEN, TENNIS COURT & RIVER FRONTAGE
- TWO OFF-ROAD ALLOCATED PARKING
- QUIET CUL-DE-SAC LOCATION IN WINTERBROOK
- LONG LEASE AND SHARE OF FREEHOLD



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		
102 plus A			102 plus A		
(91-101) B			(81-91) B		
(89-90) C			(69-80) C		
(55-88) D			(52-68) D		
(39-54) E			(29-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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