

WE VALUE



YOUR HOME

A photograph of a modern, single-story brick bungalow with a long, low-profile roofline. The exterior walls are made of red brick, and the roof is covered in grey tiles. The bungalow features a large glass door on the left side and two white garage doors on the right. A gravel driveway leads up to the bungalow, and the property is surrounded by a garden with various shrubs and a wooden fence in the foreground. The sky is blue with scattered white clouds.

Lane End, Crowmarsh Gifford

£725,000

4 3 3 D

Offered with no onward chain, this four-bedroom detached bungalow presents a versatile layout suited to a range of living arrangements.

The property is approached via a gravel driveway providing off-street parking for three/four vehicles and access to the double garage, also leading to the front door and wrap-around garden. Inside, the accommodation includes a spacious lounge, separate dining room, kitchen/breakfast room and a conservatory opening onto the garden, offering additional reception space.

There are four well-proportioned bedrooms, with the principal bedroom benefiting from a dressing room and en-suite shower room. The remaining bedrooms are served by a family bathroom and a separate shower room, providing practical facilities for family life or visiting guests.

The wrap-around garden offers outdoor space to enjoy throughout the day, while the double garage provides further storage or parking options.

Situated in Crowmarsh Gifford, the property offers convenient access to Wallingford town centre via Wallingford Bridge. It is also within easy reach of both the M40 and M4 motorways and approximately 15 miles from Oxford.

What the Owner Says...

"When the sun is shining, there is always a sunny spot to enjoy, both inside the house and out in the garden. The property is set in a quiet location, yet remains conveniently close to the amenities of Wallingford, with excellent links to Oxford and Reading, as well as regular bus services."





- FOUR BEDROOM DETACHED BUNGALOW
- OFFERED WITH NO ONWARD CHAIN
- FLEXIBLE & VERSATILE ACCOMMODATION
- WRAP-AROUND GARDEN
- PRINCIPLE BEDROOM WITH DRESSING ROOM & EN-SUITE
- DOUBLE GARAGE & OFF-STREET PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	73
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

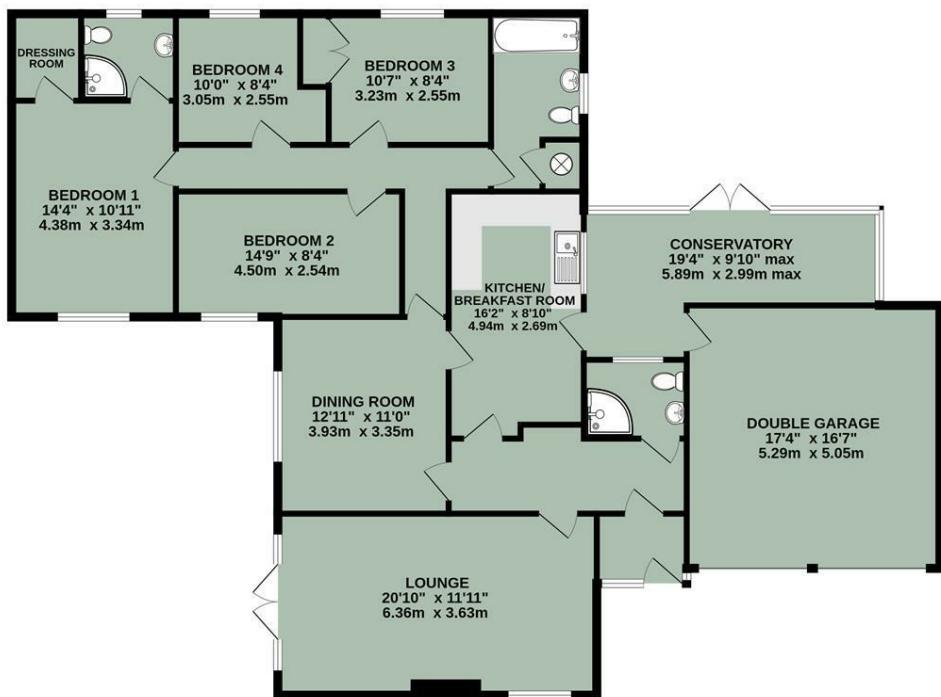
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan

Area Map

GROUND FLOOR
1769 sq.ft. (164.3 sq.m.) approx.



TOTAL FLOOR AREA: 1769 sq.ft. (164.3 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operation or performance can therefore be given.
© 2014 MetrixGroup. All rights reserved.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt. 1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk

