



## 9 Hawthorn Close

, Wallingford, OX10 0SY

**£450,000**



A very well-presented light and spacious 3 / 4 bedroom family home with planning to extend (Planning Permission - Ref P04/W1349), within walking distance to Wallingford town centre. The property benefits from being in a quiet cul de sac location, having a large driveway with garage and good-sized living accommodation.



## Description

A spacious reception hall with storage cupboards and cloak room leads to the Living room located to the front of the property. Modern kitchen / dining room with French doors to the rear garden. The kitchen is equipped with a range style oven with hob, dish washer, fridge freezer and space for a washing machine. To the rear of the property is an additional living room / bedroom and rear access to the garage

Upstairs leads to a good size landing leading to:

Double bedroom with plenty of built in storage

Second bedroom is also a double and offers a very good amount of space and overlooks the rear garden

Third bedroom is a good size single to the front of the property

Family shower room with enclosed shower, basin & WC

Outside the property benefits from nice low maintenance faux grass garden with patio terrace

Large shed to the rear of the garden

Driveway parking for 3 cars

This very well presented family home offers light and spacious accommodation with the benefits of the extra family room / bedroom 4 downstairs along with the approved planning permission to further extend.

Wallingford town centre is also within a walking distance with its popular marketplace and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl.

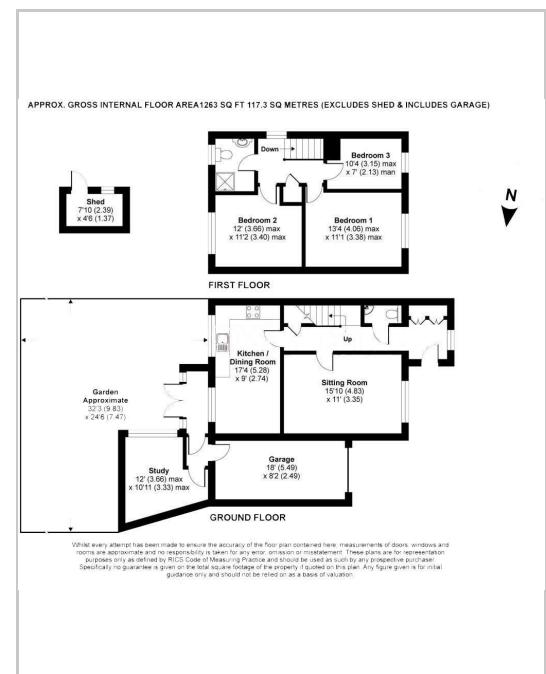
Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey and Didcot.

(NB: some archive photos used for marketing)

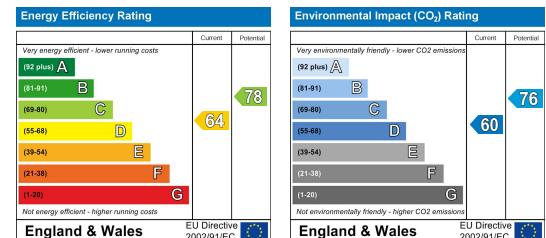
## Area Map



## Floor Plans



## Energy Efficiency Graph



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