



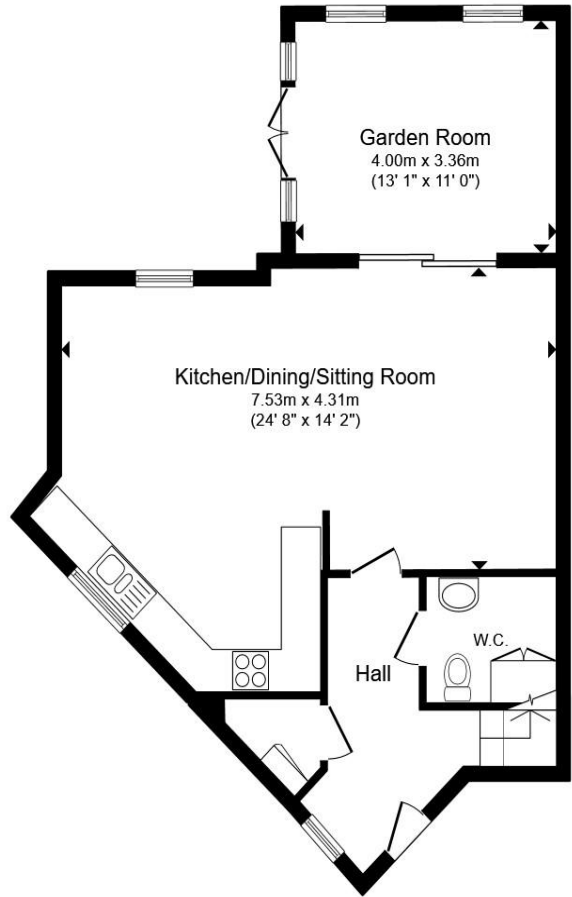
**Morrell Place, Wallingford OX10 9QQ**

## Welcome to

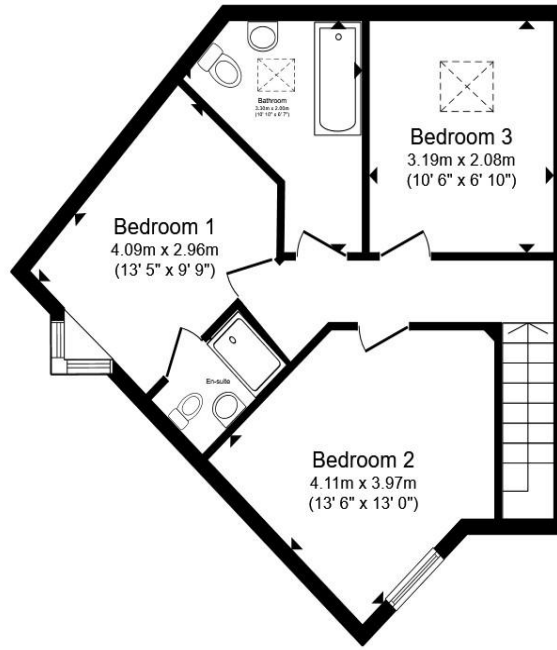
### Morrell Place, Wallingford

Nestled within the sought-after Morrell Place, an exclusive cul-de-sac development of just nine luxury homes, this impressive three-bedroom, two-bathroom semi-detached family residence offers the very best in contemporary living just south of the historic heart of Wallingford.





**Ground Floor**



**First Floor**

Total floor area 111.8 m<sup>2</sup> (1,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Downstairs W.C**

**Kitchen/Dining/Sitting Room**

24' 8" x 14' 2" ( 7.52m x 4.32m )

**Garden Room**

13' 1" x 11' ( 3.99m x 3.35m )

**Landing**

**Bedroom 1**

13' 5" x 9' 9" ( 4.09m x 2.97m )

**En-Suite**

**Bedroom 2**

13' 6" x 13' ( 4.11m x 3.96m )

**Bedroom 3**

10' 6" x 6' 10" ( 3.20m x 2.08m )

**Bathroom**

10' 10" x 6' 7" ( 3.30m x 2.01m )

**Front & Rear Garden**

## Welcome to

### Morrell Place, Wallingford

- Exclusive cul-de-sac development
- Open plan living
- Underfloor heating (ground floor)
- Off street parking for two vehicles
- Landscaped gardens

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

# £650,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF105232](https://www.allenandharris.co.uk/Property/WLF105232)



Property Ref:  
WLF105232 - 0004

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