

PROPERTY AGENTS

JPKnight



Aston Close, Wallingford OX10 9AY



Aston Close, Wallingford

A spacious family home set on the highly regarded Brookmead development and featuring a stunning 90' south-east facing garden. There is parking for several cars on the large driveway which leads to a 19' garage.

The accommodation includes four bedrooms and a bathroom: downstairs a shower room, sitting room with fireplace, dining room, kitchen and adjacent utility room.

The town and all its amenities are within easy walking distance.



Tenure - Freehold

Enclosed Entrance Porch: Front door to: Entrance Hall: Stairs to landing with cupboard under, radiator.

Sitting room: 14'2 x 12'11 Picture window to the front, fireplace with an inset 'log' stove with a log effect gas fire, radiator.

Dining room, 11'11 x 11'1 Sliding patio doors to the garden, radiator.

Kitchen: 11'10 x 8'9 Attractively fitted with a range of storage units, worktops and stainless steel sink. Electric ceramic hob, extractor hood, electric oven, space for fridge freezer. Storage cupboard and window overlooking the garden.

Utility Room: Sliding patio doors to the garden and door to the garage. Range of cupboards, two radiators, appliance space.





Shower Room: Fitted with a white 3-piece suite, part tiled walls, two radiators, window, space for washing machine.

Stairs to Landing: Loft access and airing cupboard housing the gas boiler.

Bedroom 1: 12'1 x 11'5 Front aspect, wardrobes and radiator.

Bedroom 2: 11'11 x 7'11 Rear aspect and radiator.

Bedroom 3: 10'2 x 8'8 Front aspect, wardrobe and radiator.

Bedroom 4: 8'4 x 6'6 Radiator and rear aspect.

Bathroom: White 2-piece suite with shower, attachment and screen over the bath, radiator, tiling and window.

Separate WC: Low-level suite and window.

Outside.

To the Front: There is a large driveway with parking for several vehicles bordered by a range of mature lavender plants with slate chippings. The front is screened by a range of mature shrubs and a side hedge.

Garage: 9'5 x 11'2 Up/over door, power, door to the house.

Rear Garden: A fabulous feature they extend to approximately 90 feet and comprise a large area of lawn interspersed with both island and border shrub and plant beds. Enclosed by timber fencing with a full width patio area to the rear of the house.



Directions

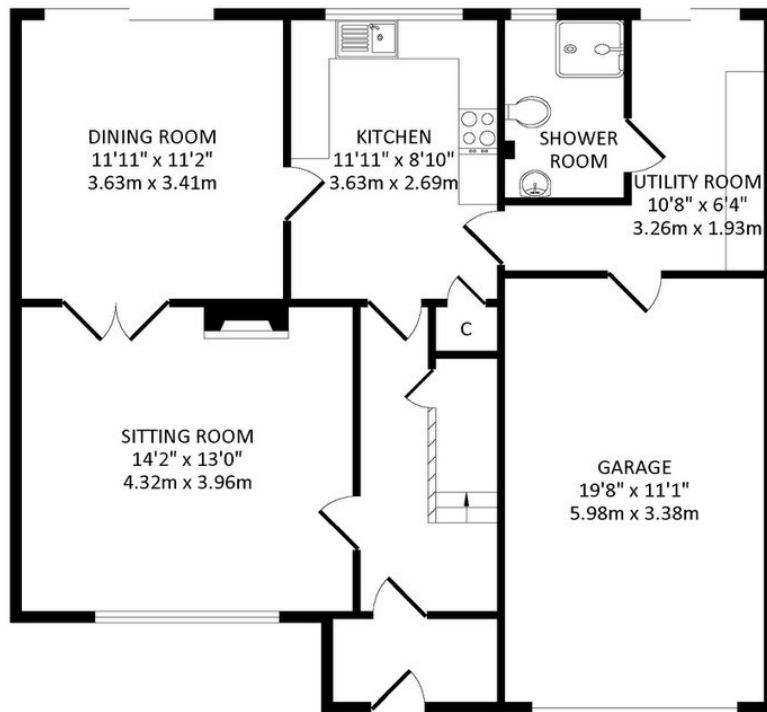
Head north on St Martins Street and turn left onto High Street. At the first roundabout turn left onto Croft Road, turn right at the roundabout onto St Johns Road then 1st left into Brookmead Drive. Take the first left into Aston Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

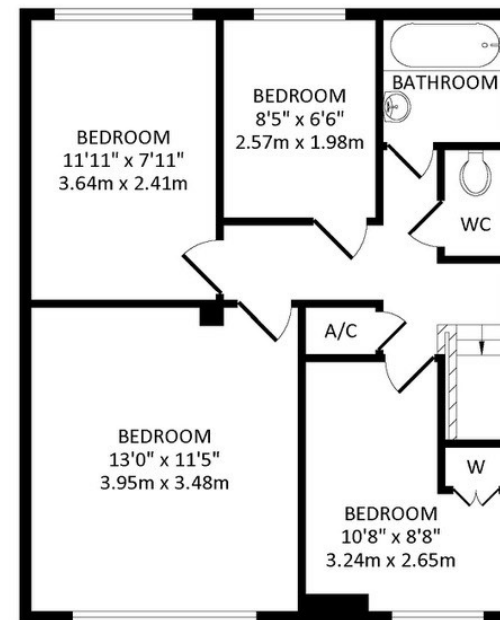
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1175 sq.ft. (109.20 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 operability or efficiency can be given.