



Egerton Road, Wallingford OX10 0HL





## Egerton Road, Wallingford

A charming Victorian property situated on a quiet no-through road with the town centre shops and amenities just a short walk across the Kinicroft. This characterful row of houses feature matching brickwork and decorative moulded arches above the windows. The property is beautifully presented throughout retaining many of its original features. From the bright red front door, the hallway leads to the open plan sitting/dining room with walk-in bay window and features a wood burning stove set within a brick surround fireplace. The dining room has an original double doored storage cupboard and sash window that looks through the sunroom to the rear garden. There is a well-equipped shaker-style kitchen and bathroom to the ground floor. On the first floor there are two double bedrooms and a third bedroom with ensuite WC and hand basin. To the rear the property benefits a sunny south-facing, easy to maintain cottage style garden with gated access to the rear.

## Tenure - Freehold

The property has gas central heating to radiators.

### Accommodation

Entrance Hall: Front door with transom window, Victorian patterned tiles, radiator, stairs to landing.

Sitting Room: 11'9 x 11'1 Walk-in Bay window to front with sash windows, wood burning stove, brick fireplace with wooden mantel and slate hearth, radiator. Open to:

Dining Room: 11'9 x 11'9 Sash window looking on to sunroom and garden, original double storage cupboard in alcove, radiator.

Kitchen: 10'4 x 7'9 Window and door to sunroom, range of shaker style storage cabinets, 1.5 bowl stainless steel sink unit, induction hob, double oven, integrated dishwasher and fridge, space for washing machine.

Bathroom: Window to rear and side, white three-piece suite, quarry tiled floor, tiling, boiler, radiator.

Sunroom: 9'5 x 6'2 French doors with glazed sidelights to garden, exposed brick wall, quarry tiled floor, radiator.







Stairs to landing: Original storage cupboard, loft access, radiator, painted wooden floorboards.

Bedroom 1: 15'4 x 12'9 Two sash windows to front, painted wooden floorboards, radiator.

Bedroom 2: 12'2 x 9'3 Sash window to rear, original fitted wardrobe in alcove, feature panelling, radiator.

Bedroom 3: 10'4 x 8'8 Sash window to rear, feature panelling, painted wooden floorboards. Ensuite cloakroom with white two-piece suite and painted floorboards.

Outside

South facing cottage garden landscaped with gravel and raised patio areas, planted borders with trees and shrubs, storage shed, brick and timber fence boundary and gated access to the rear.

To the front there is a gravelled garden with Victorian edging stones, ornamental shrub, and path to covered porch.

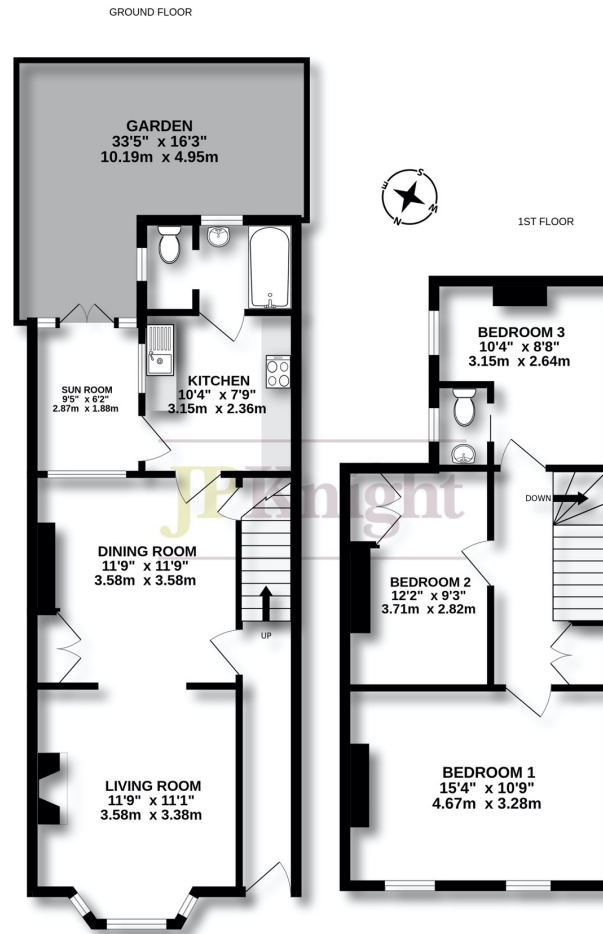


**Directions**

From our offices turn left on foot and continue through Market Square to the Old Post Office restaurant and turn right down Church Lane. Cross Goldsmiths Lane and walk across Kinecroft onto Croft Road. Turn left and take first right onto Egerton Road where the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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