

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LX



Wantage Road, Wallingford

A beautifully presented and extended, semi-detached family home with 4 bedrooms, sitting room and open plan kitchen-family room-conservatory: it is in an established residential road just north west of the town. There is a long driveway with extensive parking and carport, to the rear a fabulous 104' garden abutting open farmland.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Oak Framed Entrance Porch: Front door flanked by side window.

Entrance Hall: Wood block floor, radiator: stairs to landing with cupboard under.

Sitting Room: 14'4 x 12'9

Featuring a bay window to front: stone fireplace with a fitted gas fire and pebble bed, radiator.

Family Room: 13'2 x 11'9

Wood style floor, fireplace, radiator, open way to;

Conservatory: 12'10 x 11'

Double glazed, French doors flanked by side windows open to the garden, glass roof, wood style floor, radiator.





Kitchen/Breakfast Room: 20'8 x 7' widening to 8'
 Double aspect with windows to side and rear, range of storage units, granite overlay worktops, gas hob with extractor hood above, double electric oven, dishwasher and fridge. Wood style floor, radiator, storage cupboard housing gas boiler.

Side Lobby: Door and window to side path, tiled floor, space for washing machine and stacking space for freezer.

Cloakroom: White 2-piece suite, tiling and window.

Stairs to Landing: Window to side, loft access.

Bedroom 1: 11'10 x 11'1 (excl. wardrobe)
 Window to rear, wall to wall wardrobe, radiator.

Bedroom 2: 13'5 x 11'6
 Bay window to front, radiator, wardrobe: airing cupboard.

Bedroom 3: 11'7 x 11'
 Double aspect with windows front and rear: radiator.

Bedroom 4: 8' x 7'5
 Window to front, wardrobe, radiator.

Bathroom: White 3-piece suite incl. corner bath with shower unit, tiling, two windows, chrome radiator.

Outside

Front:

A long 72' gravel drive leads to the house with front and side hedges, small area of lawn, slated chipped seating area with screening hedge.

Carport: 18' x 7'8 Rear storage area and gate to garden.

Rear Garden:

A lovely feature the garden extends to 104' in length and abuts open farmland at the rear. There is an attractive patio with a path leading through the lawn to the rear. There is a fishpond and rockery with further planting around. A trellis with climbing plants set in an island bed leads to a rear store and utility area with a beech hedge to rear border, side fencing/hedges.

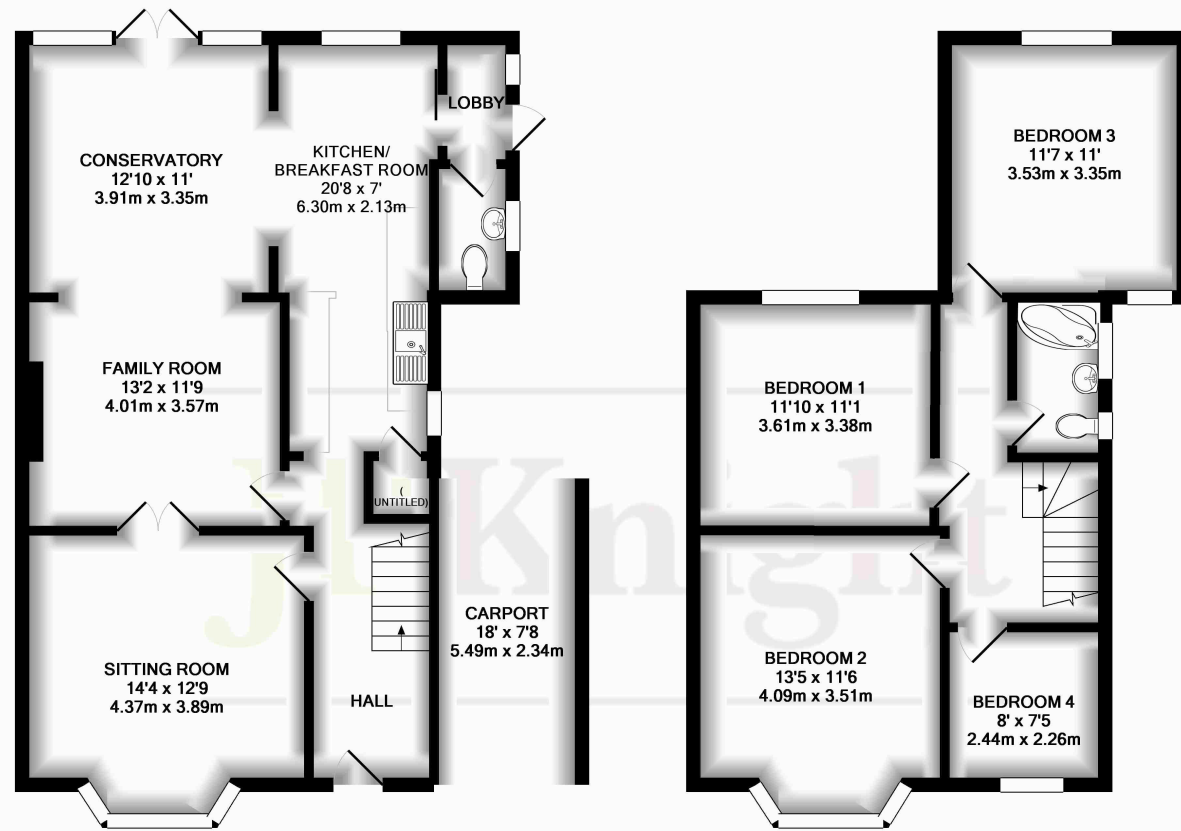


Directions

Turn right from our offices into St Martins Street, left at the traffic lights by Waitrose into the High Street. Proceed over the roundabout into Station Road which becomes the Wantage Road, the property is on the right hand side.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 APPROX. FLOOR AREA 1618 SQ.FT. (150.3 SQ.M.)
 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
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