



St George's Road, Wallingford OX10 8HJ



St George's Road, Wallingford

A delightful 3 bedroom semi-detached home, built to a high specification just 4 years ago and set within close proximity of the town and abutting the Bull Croft. The house also features a double aspect sitting room, 19'1 kitchen/breakfast room, a cloakroom, master bedroom with en suite shower room and bathroom. Outside there is a secluded 41' east facing garden and a 39' drive/carport.

Accommodation

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

Tenure - Freehold

Entrance Hall: Window to side, wood floor, radiator, down lighters, stairs to landing with cupboard under.

Cloakroom: Fitted with a white 2-piece suite, tiled floor, window, down lighters.

Sitting Room: 13'9 x 10'8

Double aspect with a window to the front and French doors to the garden: radiator, down lighters.

Kitchen/Breakfast Room: 19'1 x 11'9

Windows front and rear, French doors to garden, range of storage units, silestone worktops, electric ceramic hob, extractor hood, double electric oven, fridge, freezer & dishwasher. Space for washing machine, tiled floor, down lighters, wood floor, radiator.





Stairs to Landing:
Loft access, down lighters, radiator, recess/space for work station with window, airing cupboard housing.

Bedroom 1: 14'3 (max) x 13'
Windows to front and rear: radiator.

En Suite Shower Room:
Fitted with a white 3-piece suite, part tiled wall and tiled floor, window, chrome radiator, down lighters.

Bedroom 2: 12'8 x 10'2
Double aspect with windows to front and rear: radiator.

Bedroom 3: 9' x 9'2
Window to front, radiator, over stair: wardrobe.

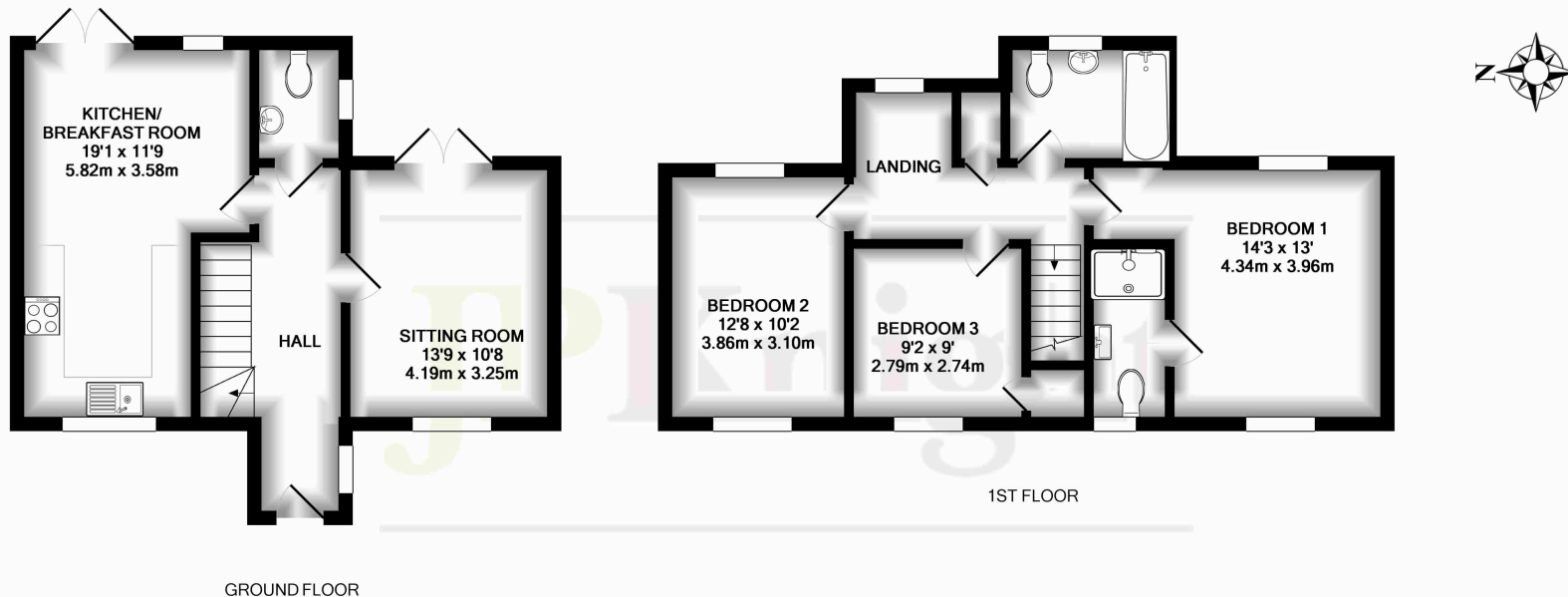
Bathroom:
White 3-piece suite including a P-bath with shower and screen, part tiled walls and tiled floor, chrome radiator, window, down lighters.

Outside
Front Garden:
There is a retaining wall to the front with a paved path and shrub and flowerbeds.

Carport/Drive: 39' x 9'9
Block paved with a path to the front door and gate to garden.

Rear Garden: A lovely feature it extends approx. 42' x 41' (L shaped) and is predominantly laid to lawn with a paved terrace. There is a side gate and another to the drive, there is a flowerbed to the rear of the house and a number of mature trees.





TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 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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Directions

Turn right out of our offices.
Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road. The property is on the right just after the Cross Keys public house.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

