

PROPERTY AGENTS

**JP**Knight



Hambleton Drive, Wallingford OX10 0PQ



## Hambleton Drive, Wallingford

A lovely family home, well presented throughout and set on this very popular development within walking distance of the town: there is a double width drive and a secluded rear garden. The property has 3 bedrooms, a bathroom, sitting room with fireplace, dining room, kitchen, utility room and a study.

### Accommodation

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

## Tenure - Freehold

Porch: Wood style floor, windows to front and side, glazed door to:

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

Sitting Room: 14'1 x 11'10

Fireplace with stone surround and a log stove, wood floor: picture window to front, radiator.

Dining Room: 10' x 9'10

Sliding patio door out to the garden, wood floor, radiator.

Kitchen: 10'10 x 8'10

A window overlooks the garden, it is fitted with a range of storage units and worktops: stainless steel unit, space for both a cooker and fridge/freezer.





Utility Room: 8' x 7'  
Window to rear and a door to side, stainless steel sink cupboard with worktops, appliance space and radiator.

Cloakroom: Low level WC, window.

Study: 7'10 x 7'  
Window to side, wood style floor.

Stairs to Landing:  
Window to the side: loft access and airing cupboard.

Bedroom 1: 14'2 x 10'4  
Window out to the front: range of fitted wardrobes and radiator.

Bedroom 2: 11' x 10'1  
Window to rear, radiator.

Bedroom 3: 9'1 x 8'8  
Window to front, radiator.

Bathroom:  
Fitted with a white three piece suite that includes a P-bath with shower above, part tiled walls, window, radiator.

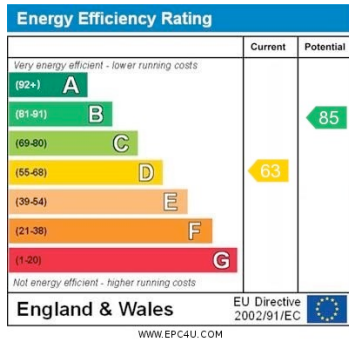
Outside  
Front: Double width drive, area of lawn, shrub beds.  
Store: 9' x 8'2 Up and over door, power.

Garden: An attractive feature it offers excellent seclusion and extends to 33' in width. There is a full width paved terrace leading to a lawn with established shrub and plant borders, silver birch tree, timber fencing and hedge. Side gate.



### Directions

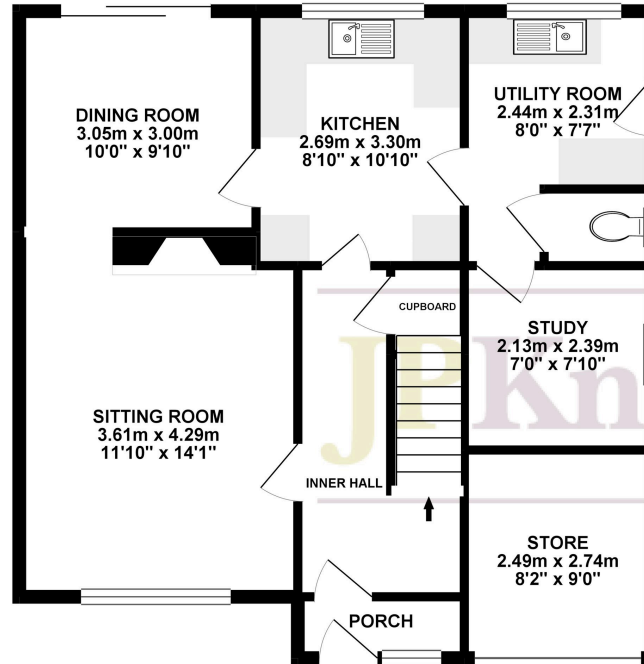
Proceed north from our offices via St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue and then right into Hambleden Drive.



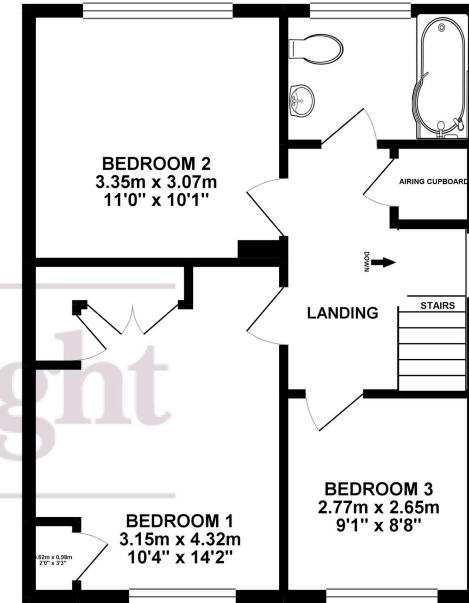
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 110.95 sq. m. ( 1194.29 sq. ft. ) 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.  
Made with Metropix ©2019

