



Springdale, Wallingford OX10 0HQ



## Springdale, Wallingford

A well presented family home set in this lovely and sought after side road close to the town centre. It features enclosed and secluded gardens to both front and rear with a garage in a block behind. The accommodation comprises 3 bedrooms and a bathroom to the first floor whilst downstairs an entrance hall leads to the sitting room with a kitchen and dining room overlooking the garden at the rear.

### Accommodation

The property has double glazing and gas central heating to radiators.



## Tenure – Freehold

Entrance Hall: Stairs to landing, twin doors to:

Lounge: 13'10 x 12'9

Picture window to front, feature fireplace with a white surround and tiled hearth: radiator, under stair storage cupboard.

Kitchen/Breakfast Room: 15'10 x 10'3

Breakfast Area: Window to rear, radiator, open way to:

Kitchen Area: Window and door open to the garden, range of storage units with worktops and a stainless steel sink unit. Space for a cooker, washing machine and fridge freezer: wood style floor, gas boiler.





Stairs to Landing:  
Loft access and airing cupboard.

Bedroom 1: 13'5 x 9'1  
Window to front, radiator, wood floor.

Bedroom 2: 10'10 x 9'2  
Window to rear, wood floor, radiator.

Bedroom 3: 10'5 x 6'5  
Window to front, radiator, over-stair cupboard.

Shower Room:  
Fitted with a white 3-piece suite including a wide shower cubicle, part tiled walls, window and chrome radiator.

Outside

Front Garden:  
Laid to lawn with mature front and side borders, it is enclosed by timber fence with a gated path to the front door.

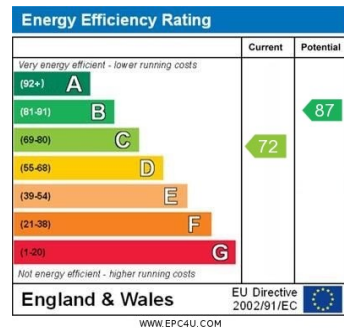
Garage: 16'3 x 8'3  
Set to the rear of the house, up/over door, light and power.

Courtyard Garden: 21' wide x 17'  
Paved with mature shrubs and enclosed by a timber fence. There is a gated path that leads to the front of the garage and another to the side of the house.



#### Directions

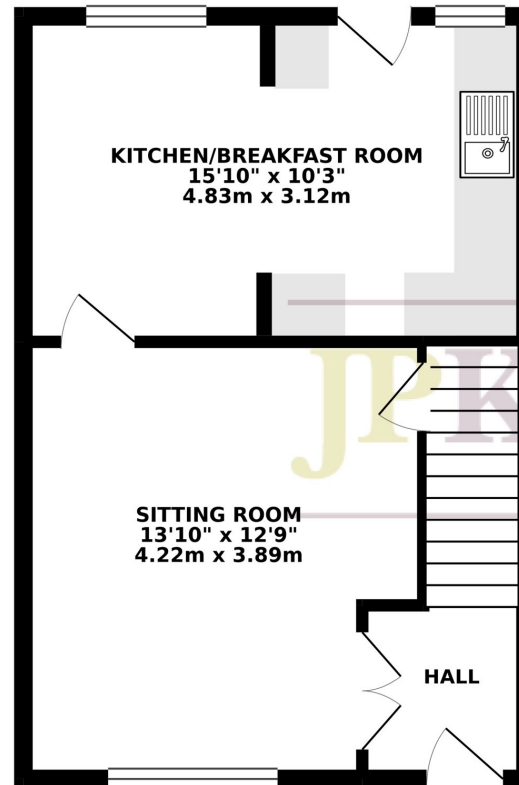
Turn left from our offices into St Martin's Street and follow through the Market Place and St Leonard's Square and then the first right into St John's Road, take the right at the roundabout into Croft Road and Springdale is the first turning on the left.



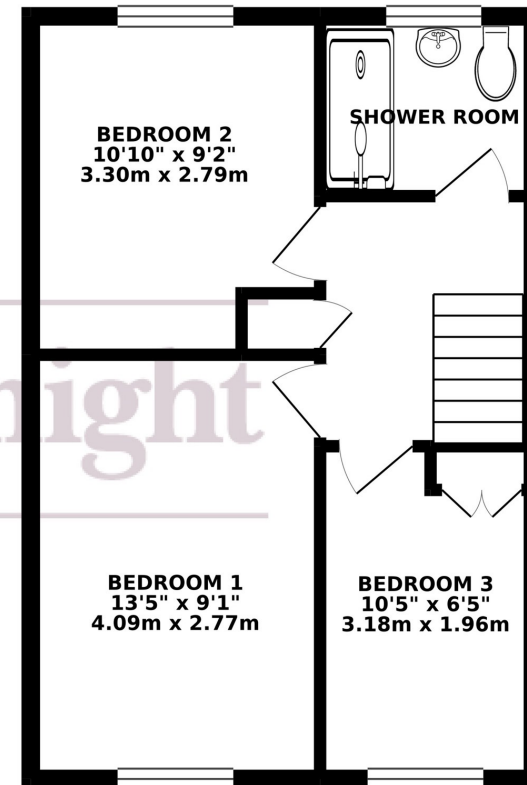
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 772.14 sq. ft. ( 71.73 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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