



Wilding Road, Wallingford OX10 8AG



Wilding Road, Wallingford

Situated in an established residential area within walking distance of the town this semi-detached family home has driveway parking and a superb 110' rear garden that abuts open farmland. The property comprises 3 bedrooms and a bathroom along with a 14' sitting room, dining room, re-fitted kitchen and 18' conservatory and a brick garden store.

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Wood style flooring, window to the front: stairs to landing with cupboard below and an encased radiator.

Sitting Room: 14'2 x 11'5 Window to front, feature fireplace with a brick hearth: radiator.

Dining Room: 9'7 x 10'2 Radiator and French doors to conservatory.

Kitchen: 9'10 x 8'10 Fitted with a range of storage units, worktops and stainless steel sink. Gas hob with extractor hood and electric oven: appliance spaces and larder cupboard. Door and window to conservatory.





Conservatory:

Set on a brick plinth with French doors to the garden. Utility area with spaces for both washing machine and tumble dryer.

Stairs to Landing:

Window to side, radiator, loft access.

Bedroom 1: 11'7 x 11'5

Window to front, radiator.

Bedroom 2: 11'8 x 8'11

Views over the garden and farmland beyond: radiator.

Bedroom 3: 8'6 x 8'5

Front aspect, radiator, over-stairs cupboard.

Bathroom:

White 2-piece suite, including bath with shower above, tiled walls, radiator, window, wood style floor.

Separate WC: Low level suite, radiator, window.

Outside

To the Front:

There is a cobble effect double width drive, with side lawn and gated path to rear garden.

Rear Garden:

A fabulous feature it extends to 110' in length and abuts open farmland. Principally laid to lawn there are established plants and shrubs and mature fir trees. Full width paved terrace.

Two Brick Stores.



Directions:

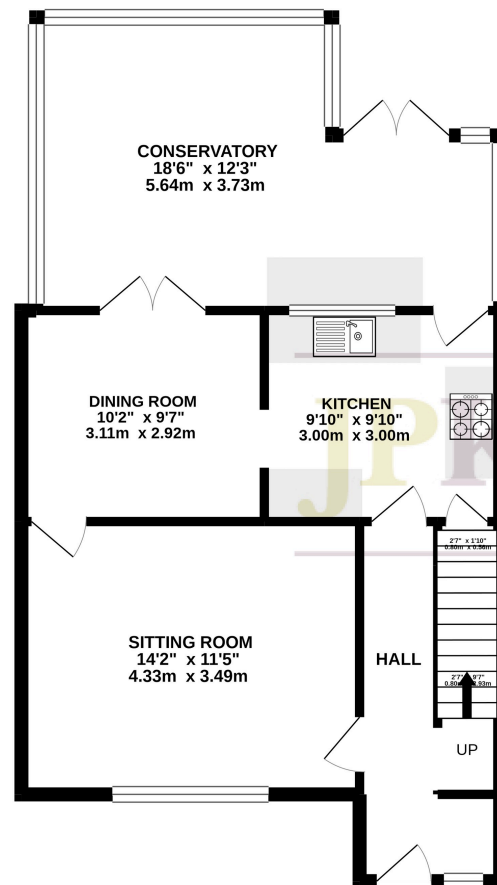
Proceed north from our offices via St Martins' Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road, at the top follow the round around the bend into Wilding Road, the property is along on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	85
A		
(81-91)		
B		
(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		

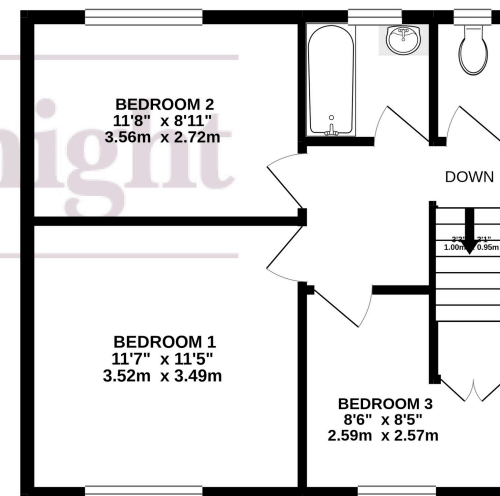
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 850sq.ft. (79.0 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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