

PROPERTY AGENTS

JPKnight



Wilding Road, Wallingford OX10 8AJ



Wilding Road, Wallingford

Set in this quiet residential road within walking distance of the town a delightful and extended family home in lovely order throughout; it features extensive driveway parking, a large garage and has a superb 54' south facing rear garden. The property comprises 4 bedrooms and 2 bathrooms alongside an 18' living room and kitchen-breakfast room with the potential to create an annexe.

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



Tenure - Freehold

Accommodation

Entrance Hall: Window to side, wood style floor, radiator.

Inner Hall: Stairs to landing with cupboard under, radiator, dado rail, cleaning cupboard.

Living Room: 18'5 x 12'2 Double aspect with sliding patio door to the garden and a window to front. Recessed fireplace with a gas fire and marble hearth: radiator.

Kitchen Breakfast Room: 11'3 x 10'7 Window to rear, range of storage units, worktops, space for cooker, stainless steel double sink unit, space for fridge, integral dishwasher, tile effect floor, radiator, larder cupboard.





Inner Hall/ Utility: 13'3 x 10'7 (L shaped) Door to garden, window to side, tiled floor, space for washing machine and tumble drier, down lighters.

Bedroom 1: 14'1 excluding wardrobe x 9'2 Window to rear, French doors to terrace, wood style floor, radiator, full width wardrobes, down lighters.

Bathroom: White 3-piece suite, including, bath with shower unit and screen, tiled walls and floor. Window, chrome radiator, down lighters.

Bedroom 2: 12'2 excl. recess x 11'4 (including door) Window to rear, radiator, down lighters.

Bedroom 3: 11'3 max x 10'8 Window to rear, cast iron fireplace, radiator, wardrobes.

Bedroom 4: 9'2 x 7'5 Window to front, radiator.

Shower Room: White three piece suite, tiled walls and floor, window, chrome radiator, down lighters.

Outside

Front Garden: Extensive gravel driveway with parking for numerous vehicles, dwarf wall to front and established hombear.

Large Garage: 16'8 x 14'
Up and over door to house: power.

Rear Garden: 54' x 43' A lovely feature there is a large lawn, a paved terrace and established shrub and plant borders. Further terrace behind bedroom 1: side gate to front.
Summerhouse.



Directions

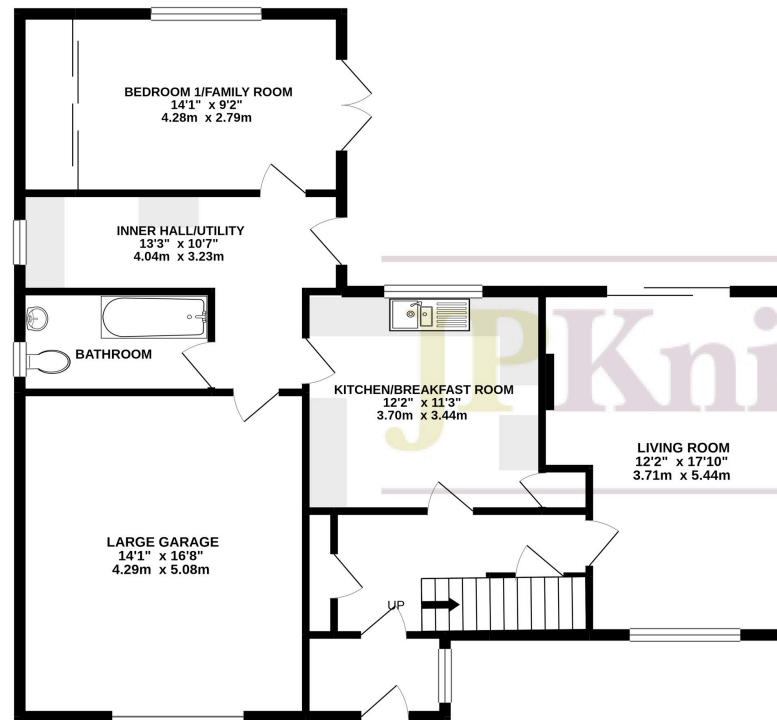
Turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout and turn next right into St George's Road. Follow this to the end, it follows round into Wilding Road, the property is on the left.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 78 |
| (39-54) | E | 60 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

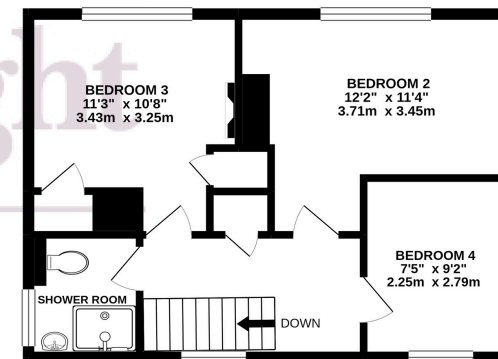
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1220sq.ft. (113.3 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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