

PROPERTY AGENTS

JPKnight



Hawthorn Close, Wallingford OX10 0SY



Hawthorn Close, Wallingford

Tucked away in this small cul-de-sac close to the town centre, a superbly presented town house with 3 double bedrooms and stylish 4-piece bathroom to the 1st floor: the ground floor features an open plan kitchen, dining room and sitting room. The house has pretty and established gardens that face west, north-westerly and a drive and store to the front. The subject of much improvement by the current owner the shops and amenities of the town are within walking distance.

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

Tenure - Freehold

Accommodation

Entrance Hall:

Tall window to the side, wood style floor.

Sitting Room: 16'10 x 10'9

Picture window to the front, radiator and flame electric flame effect fire, glazed door with adjacent shelving to inner hall, open way to:

Kitchen/Dining Room: 19'1 x 7'7

Attractive range of storage units with worktops, stainless steel sink, and integrated gas hob, extractor hood, electric oven, dishwasher, fridge, freezer and microwave. Tiled floor, radiator, window and French doors to the garden. Gas boiler.





Inner Hall:
Stairs to landing with cupboard under.

Utility/Cloakroom: 7'8 x 5'
White 2-piece suite, space for washing machine, tiled floor, radiator, door to store.

Stairs to Landing: Loft access.

Bedroom 1: 14'2 x 8'9 Front aspect wood style floor and radiator.

Bedroom 2: 11'3 x 10'2 Wood floor, radiator and front aspect.

Bedroom 3: 11' x 8'9 Rear aspect, wood floor and radiator.

Bathroom: 10'2 x 7'9
Fitted with a white 4-piece suite including a walk-in shower cubicle and freestanding bath. Tiled floor, radiator, window and down lighters.

Outside

To the Front: Gravel drive with adjacent lawn and path to front door with established side hedge.

Store: 7'8 x 7'11 Up/over door, power, door to the house.

Rear Garden: Facing west, north-west there is a central lawn, paved terrace and flower/shrub borders. Enclosed by timber fencing with a rear gate.



Directions:

Turn left by Waitrose into the high St, proceed across the mini roundabout into Station Road and take the next left into Charter Way, take the first left into Hazel Grove and first left again into Hawthorn Close.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 74 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

