

PROPERTY AGENTS

JPKnight



Crispin Place, Wallingford OX10 0DR



Crispin Place, Wallingford

A fabulous family home nestled in a small cul-de-sac in the conservation area close to the town centre. There is driveway parking and a superb 'T' shaped garden that faces south and extends to 63' x 82'. The accommodation includes 4 bedrooms and a 4-piece bathroom to the 1st floor, the ground floor has 2 reception rooms, utility, cloakroom and a magnificent 31' kitchen/breakfast room opening to the garden.

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



Tenure - Freehold

Entrance porch with quarry tiled step.
Hall: Wood floor, radiator and stairs to landing.

Sitting Room: 11'11 x 11'7 Front aspect, painted wood floor, pine surround flanked by cupboards and shelves, radiator, picture rail.

Inner Lobby: Open way to kitchen.

Cloakroom: White 2-piece suite, wood floor, window, panelled dado and radiator.

Family Room: 15'7 x 12'4 French doors to the garden with velux window above, wood floor, radiator, under-stair cupboard.





Kitchen/Breakfast Room: 31'3 x 10'2

Double aspect with French doors to the garden, part vaulted ceiling with 3 velux windows. In-frame fitted kitchen with wood worktops, Rangemaster gas/electric cooker, extractor hood, dishwasher, down lighters, terracotta tiled floor.

Utility Room: 5'10 x 5'5 Door to garden, sink set in worktop with appliance spaces, gas boiler.

Stairs to Landing: Loft access.

Bedroom 1: 10'3 x 9'2 Rear aspect, radiator.

Bedroom 2: 10'8 x 7'10 Radiator, rear aspect.

Bedroom 3: 16'5 max x 6'10 2 windows to the front, radiator, wardrobe.

Bedroom 4: 10'2 into recess x 7'7 Front aspect, radiator.

Bathroom: Fitted with a white 4-piece suite incl. bath and shower cubicle, window and radiator.

Outside

To the Front: Hedge to the front, bed with slate chips and brick edge, gated path to front door.

Driveway: With side wall.

Rear Garden: A superb feature it faces south and extends to 65' in length and the 'T' section is 82' wide. A full width terrace leads to an established lawn with mature flower and shrub side borders. Mainly enclosed by a timber fence with side gate.



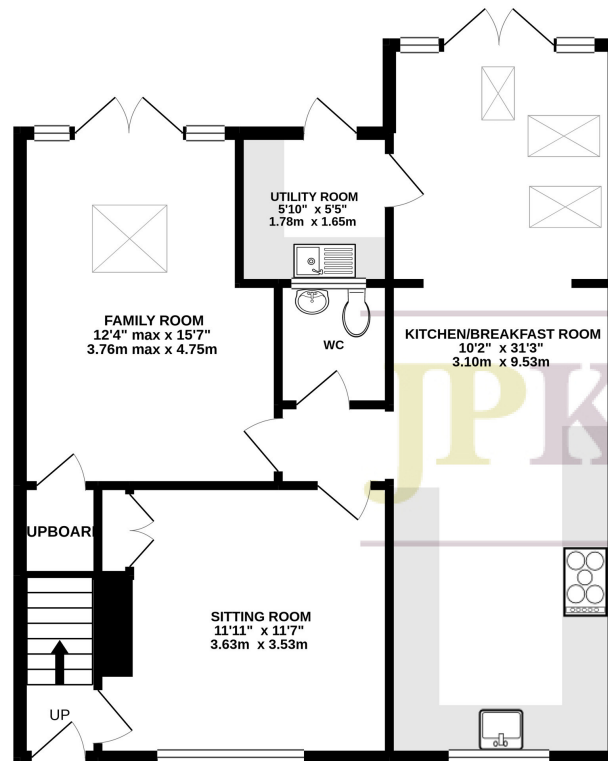
GROUND FLOOR

Directions

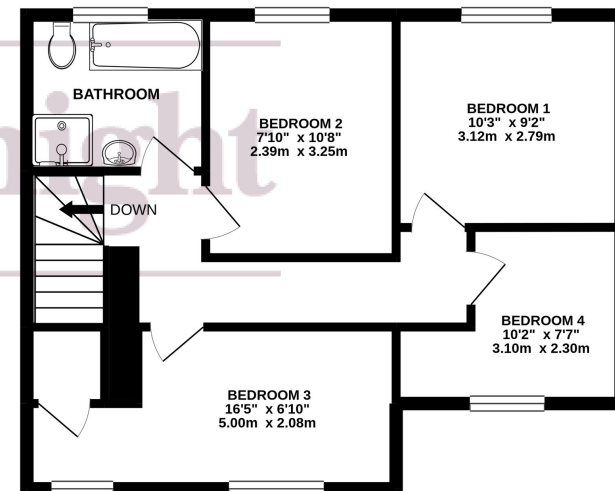
Turn right from our offices into St Martin's Street, left by the Waitrose traffic lights into the High Street. Take the 1st left past Waitrose carpark into Goldsmith Lane, Crispin Place is on the right after the Kinecroft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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.



1ST FLOOR



TOTAL FLOOR AREA : 1231sq.ft. (114.4 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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