

PROPERTY AGENTS

**JP**Knight



Brookmead Drive, Wallingford OX10 9BJ



## Brookmead Drive, Wallingford

A delightful family home situated on this highly regarded development within walking distance of the town centre. The excellent extended accommodation includes 4 bedrooms and 2 bathrooms over the top 2 floors whilst the ground floor features a sitting room with fireplace, family room and superb kitchen/breakfast room with utility, cloakroom and hall with cloaks cupboard. There is driveway parking and a secluded 52' east facing garden.

### Accommodation

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

## Tenure - Freehold

Porch with brick step, front door through to:  
Entrance Hall:  
Stairs to landing, wood style floor, window and radiator.  
Walk-in Store: 6'4 x 4'  
Side window, radiator, down lighter.  
Cloakroom: White 2-piece suite, window, radiator and wood style floor.

Sitting Room: 15'6 x 11'5  
Large half bay picture window to the front, fireplace with tiled hearth, wood mantle, radiator, open way to:

Family Room: 11'3 x 9'6  
Radiator, twin glazed doors to:

Kitchen/Breakfast Room: 21'7 x 20'10 max.  
A bright room with part vaulted ceiling, 2 large velux windows and French doors with separate window to the garden. Cont...





Range of storage units with corner carousel and larder cupboards, worktops and breakfast bar, tiled floor. Rangemaster cooker with extractor hood, dishwasher, further appliance space, radiator.

Utility Room: 9'8 x 4'  
Side door, appliance space, tiled floor, large under stair cupboard, gas boiler.

Stairs to Landing: Window to side.

Bedroom 2: 16'2 x 10' Front aspect and radiator.

Bedroom 3: 10'8 x 10' Rear aspect, wardrobe, dado rail and radiator.

Bedroom 4: 12'2 x 11'3 (L-shaped) Wardrobe, radiator, front aspect.

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

Stairs to 2nd Floor Landing:  
Velux window and storage area to the front.

Bedroom 1: 16' x 14'6

Rear aspect, range of wardrobes, eaves cupboards, radiator, scaled ceiling and down lighters.

En Suite Shower Room:  
White 3 piece suite, tiling, window.

Outside

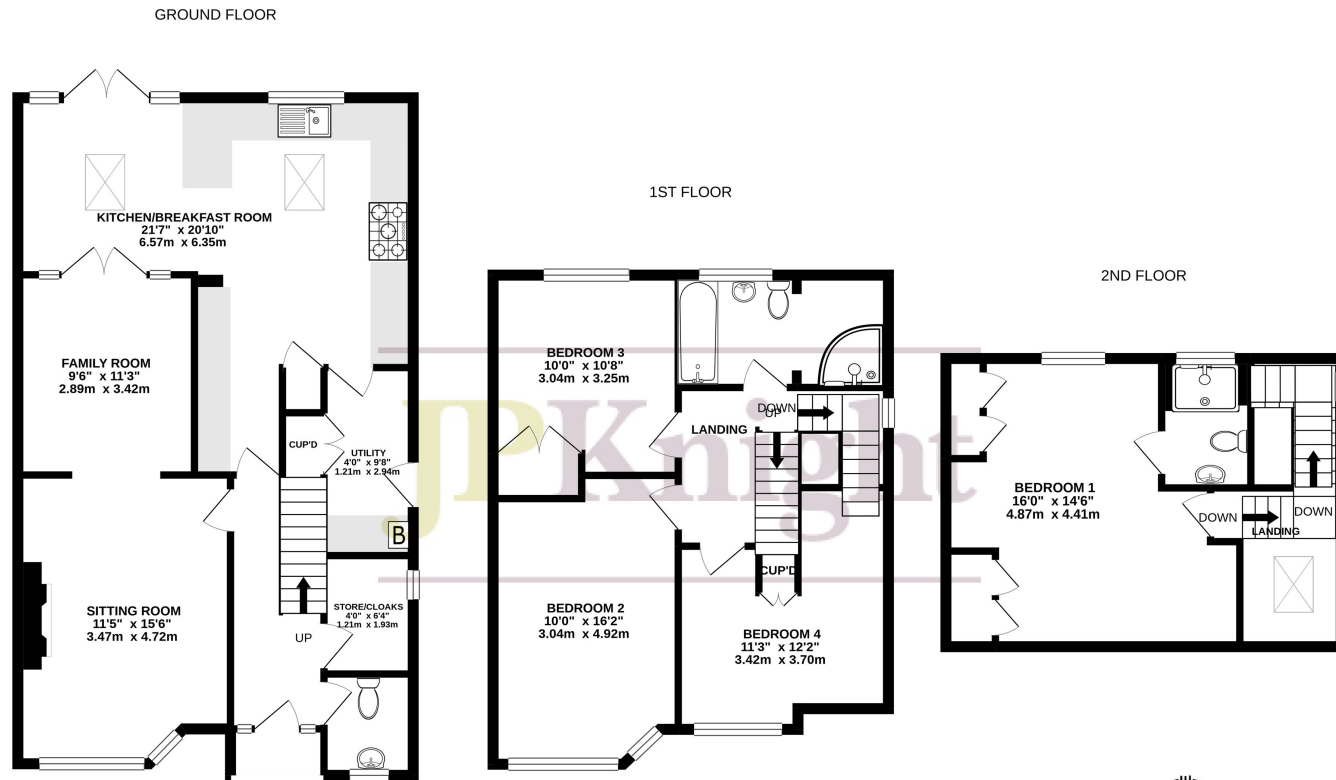
To the Front: Gravel drive with a brick edged corner and side flower border with timber fence.

Rear Garden: An attractive feature it extends to 52' and faces east: predominantly laid to lawn with established shrub borders, full width terrace and timber fencing with a gated side access.



Directions: Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St Johns Road, follow this across the mini roundabout and take the 1st left into Brookmead Drive, turn first right, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69.1 c	78.1 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.

TOTAL FLOOR AREA: 1667sq.ft. (154.9 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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