

PROPERTY AGENTS

JPKnight



Brookmead Drive, Wallingford OX10 9BN



Brookmead Drive, Wallingford

In need of modernisation, an extended detached family home situated on this sought after residential development to the south west of town and within walking distance of its shops and restaurants. The property has driveway parking and a secluded west, southwest facing 77' rear garden. The accommodation comprises 4 bedrooms and 2 bathrooms (incl. a suite on the ground floor), sitting and dining rooms, study and 15' kitchen.

Accommodation

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



Tenure - Freehold

Entrance Porch: Brick step.

Entrance Hall: Staircase with cupboards below, radiator.

Sitting Room: 15'11 x 11'8 Large bay window to the front, feature fireplace with wood surround, marble inset and hearth with a gas fire and a back boiler, radiator.

Dining Room: 11'2 x 9'9 Sliding patio door to the garden, radiator.

Study: 10'7 x 7'4 Wood style floor, rear aspect and radiator.

Kitchen: 15'6 x 9'1 Door and window to the garden, range of storage units with worktops, sink, appliance spaces and fitted fridge, radiator.





Ground Floor Bedroom: 12'1 x 9'2 Front aspect, radiator.

En Suite Shower/Wet Room: Tiled shower cubicle, tiling, window, radiator and down lighters.

Stairs to Landing: Side aspect and loft access.

Bedroom 1: 14' x 9'8 Range of wardrobes, front aspect, radiator, airing cupboard

Bedroom 2: 10'9 x 9'9 Rear aspect, wardrobes and radiator.

Bedroom 3: 9'10 x 7'5 Front and side aspects, radiator.

Bathroom: Fitted with white 3-piece suite, including shower unit and screen above bath. Tiling, radiator, window and downlighters.

Outside

To the Front: Block paved driveway, with established border beds and dwarf wall to front boundary.

Rear Garden: Super feature of the property it extends to approx. 77 ft, and faces west, south westerly. A patio leads out to a lawn bordered by banks of established shrubs and trees. It is enclosed by panel fencing with side gate.

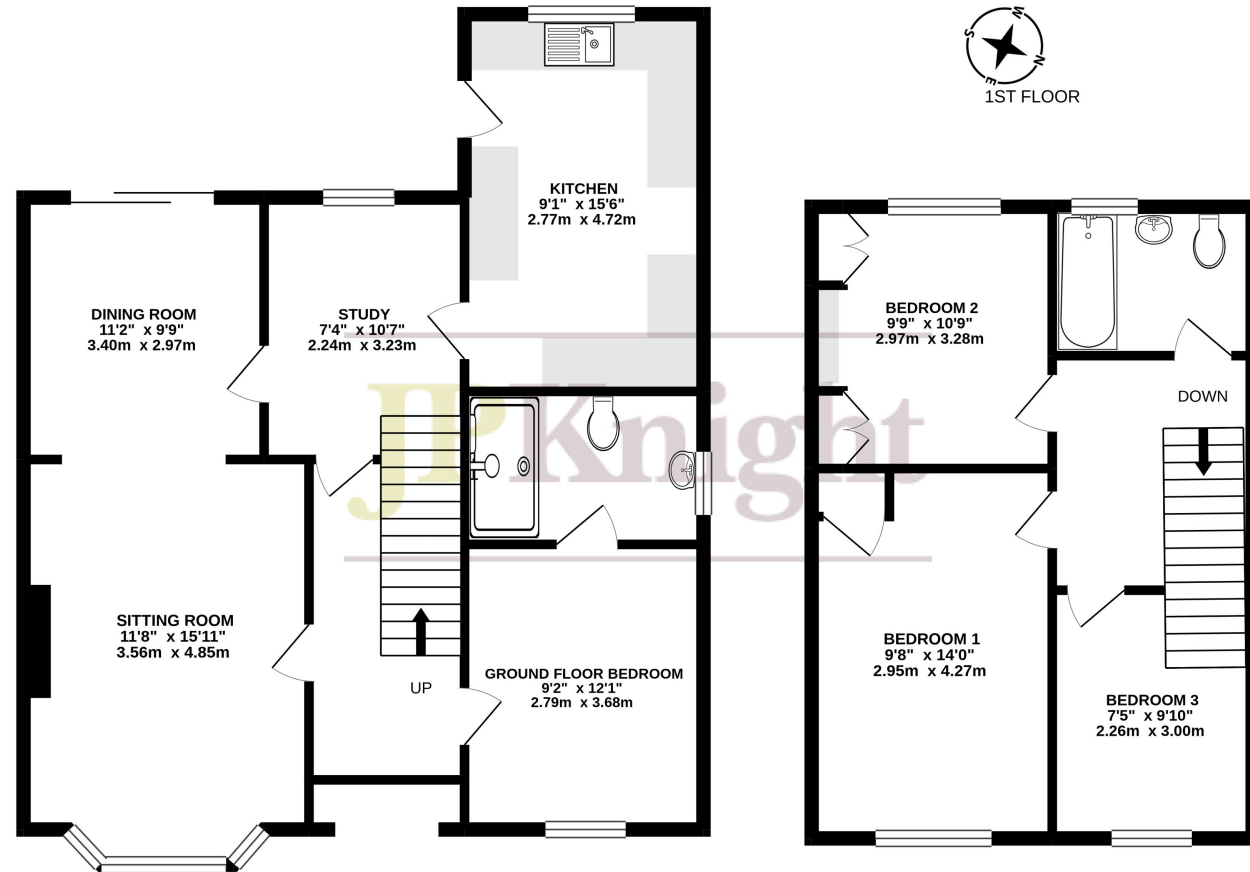


GROUND FLOOR

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 follow the road along, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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 : 1227sq.ft. (114.0 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.