

PROPERTY AGENTS

JPKnight



King Henry Avenue, Wallingford OX10 0FN



King Henry Avenue, Wallingford

A fabulous four bedroom three storey semi-detached property built in 2021 bought by the current owners as a second home but rarely inhabited.

Its immaculate accommodation benefits upgraded fixtures and fittings throughout with a spacious kitchen/breakfast room, 21'2 living/dining room with French doors to the garden and cloakroom on the ground floor. On the upper floors there are four double bedrooms and three bathrooms.

Outside the garden is mainly laid to lawn with gated access to the front and driveway parking for two cars.

Its ideally located on this wide central Avenue in a sought after location with under 10 minutes walk to the town centre shops and amenities.



Tenure - Freehold

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

Accommodation

Entrance Hall: Wood style flooring, under-stair cupboard with appliance space, storage cupboard, radiator, stairs to landing.

Cloakroom: Window to front, white two-piece suite, tiling, mirror, radiator.

Kitchen/Breakfast Room: 19'6 x 9'2 Walk-in Bay window to front, range of contemporary storage units with worktop, integrated fridge/freezer and dishwasher, double oven, induction hob and extractor hood above, wood style flooring, radiator, downlights.

Living/Dining Room: 21'2 x 16'4 (max) French doors with glazed sidelights to garden, two Velux windows, two radiators.





Stairs to 1st floor landing: Radiator, airing cupboard.

Bedroom 1: 10'10 x 9'11 (Excluding dressing area) Window to rear, radiator.

Dressing Area: Two fitted wardrobes, downlighters.

Ensuite Shower Room: Window to rear, white four-piece suite including large walk-in shower and basin vanity unit, tiling, recessed mirrored storage cabinet and shelf, chrome radiator.

Bedroom 3: 11'9 x 9'1 Window to front, radiator.

Bathroom: Window to front, white three-piece suite including basin vanity unit, tiling, chrome radiator, downlighters.

Stairs to 2nd floor landing: loft access.

Bedroom 2: 13'6 x 12'11 (max) Bay window to front, fitted wardrobe, radiator.

Bedroom 4: 10'1 x 9'6 Velux window to rear, radiator.

Shower Room: Velux window to rear, white three-piece, radiator.

Outside

The rear garden has a full wight paved terrace and path leading to a storage shed, outdoor power socket, established lawn, timber fence and gated access to the front.

There is a block paved driveway to the front with parking for two cars.



Directions

Turn left from our offices into St Martin's Street, follow this through the market square into St Mary's Street, out through St Leonard's Square and onto the Reading Road, this runs into Winterbrook. Continue to the roundabout and take the third exit. Proceed straight over the next roundabout and take the first right where the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 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.

