



Wilding Road, Wallingford OX10 8AJ



Wilding Road, Wallingford

A delightful family home set in this quiet residential road set just 0.6 of a mile north of the town and within walking distance of its shops and restaurants. This extended family house is in lovely order throughout and features extensive driveway parking, a large garage and has a superb 54' south facing rear garden.

The property comprises 4 bedrooms and 2 bathrooms alongside an 18' living room and kitchen/breakfast room with the potential to create an annexe.

The property has gas fired central heating to radiators and is double glazed throughout.



Tenure - Freehold

Accommodation

Entrance Hall: Window to side, wood style floor, radiator.

Inner Hall: Stairs to landing with fitted draws under, radiator, dado rail, cloaks cupboard.

Living Room: 18'5 x 12'2 Double aspect with sliding patio door to the garden and a window to front. Recessed fireplace with gas fire and marble hearth: down lighters and radiator.

Kitchen/Breakfast Room: 11'3 x 10'7 Window to rear, range of storage units, worktops, space for cooker, stainless steel double sink unit, space for fridge, integral dishwasher, tile effect floor, radiator, larder cupboard.





Inner Hall/ Utility: 13'3 x 10'7 (L shaped) Doors to garden & garage, window to side, tiled floor, radiator, appliance spaces, down lighters.

Bedroom 1: 14'1 excl. wardrobe x 9'2 Window to rear, French doors to terrace, wood style floor, radiator, full width wardrobes, down lighters.

Bathroom: White 3-piece suite, including bath with shower above, tiled walls and floor. Window, chrome radiator, down lighters.

Stairs to Landing: Window to front, dado rail, airing cupboard.

Bedroom 2: 12'2 excl. recess x 11'4 (incl. door) Window to rear, fitted desk and shelving, radiator, down lighters (currently used as a sitting room).

Bedroom 3: 11'3 max x 10'8

Window to rear, cast iron fireplace, 2 double wardrobes, cupboard, radiator.

Bedroom 4: 9'2 x 7'5 Window to front, radiator.

Shower Room: White 3-piece suite, tiled walls and floor, window, chrome radiator, down lighters.

Outside

Front Garden: Extensive gravel driveway with parking for numerous vehicles, dwarf wall to front and established hornbeam.

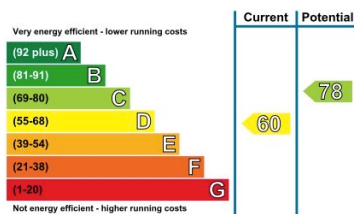
Large Garage: 16'8 x 14' Up and over door, door to house: power.

Rear Garden: 54' x 43' A lovely feature there is a large lawn, a paved terrace and established shrub and plant borders. Further terrace behind bedroom 1: side gate to front.

Summerhouse.



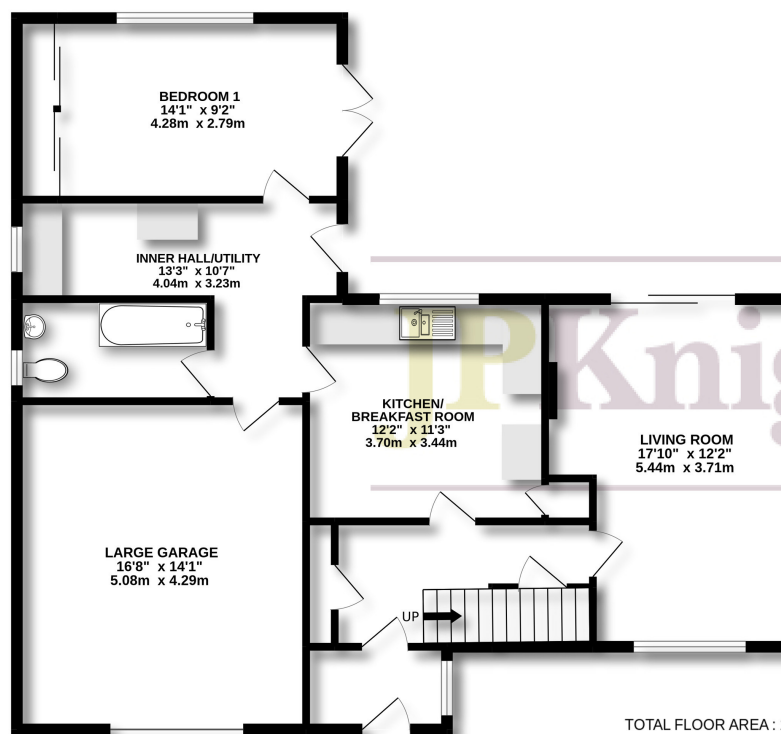
Directions: Turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout and turn next right into St George's Road. Follow this to the end, it follows round into Wilding Road, the property is on the left.



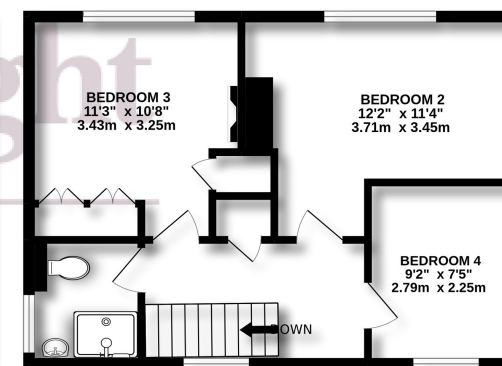
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1215sq.ft. (112.9 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.
Made with Metropix ©2022