

PROPERTY AGENTS

JPKnight



King Henry Avenue, Wallingford OX10 0FN



King Henry Avenue, Wallingford

An immaculately presented semi-detached property built in 2021 to a very high standard on this popular new development within close proximity to the town centre shops and amenities. Accommodation benefits a light and airy entrance hall with cloakroom and utility cupboard leading to a spacious open plan living/kitchen/dining room with French doors to the garden. Upstairs there are two double bedrooms and a bathroom. The rear garden faces south with an established lawn and paved terrace, with driveway parking for two cars to the front.



Tenure - Freehold

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

Accommodation

Entrance Hall: Wood style flooring, utility cupboard with appliance space and shelving, radiator, stairs to landing.

Open plan kitchen/living/dining room:

Kitchen: 12'4 x 6'2 Window to front, contemporary range of storage units and worktop, stainless steel sink unit, integrated fridge/freezer and slimline dishwasher, single oven, electric hob with extractor hood above, radiator, downlighters. Living/Dining Room: 16'5 x 13'7 (max) French doors with glazed sidelights to garden, under-stair storage cupboard, wood style flooring, two radiators.





Cloakroom: Window to front, white two-piece suite, part-tiled wall and tiled floor, radiator, downlighters.

Stairs to landing: Loft access, airing cupboard, radiator.

Bedroom 1: 11'7 x 11'6 (excluding wardrobes) Window to rear, full width fitted wardrobes, radiator. Jack and Jill door to:

Bathroom: White three-piece suite including wall-hung basin vanity unit, feature tiling, chrome radiator, downlighters.

Bedroom 2: 8'9 x 13'6 (max) Window to front, radiator.

Outside

The rear garden faces south and is mainly laid to lawn with a full width paved terrace and pathway to a further terrace and storage shed at the bottom of the garden. There is a timber fence boundary and gated access to the front.

There is a covered porch with pathway leading to the front door with a flower bed filled with shrubs and plants and driveway parking for two cars.

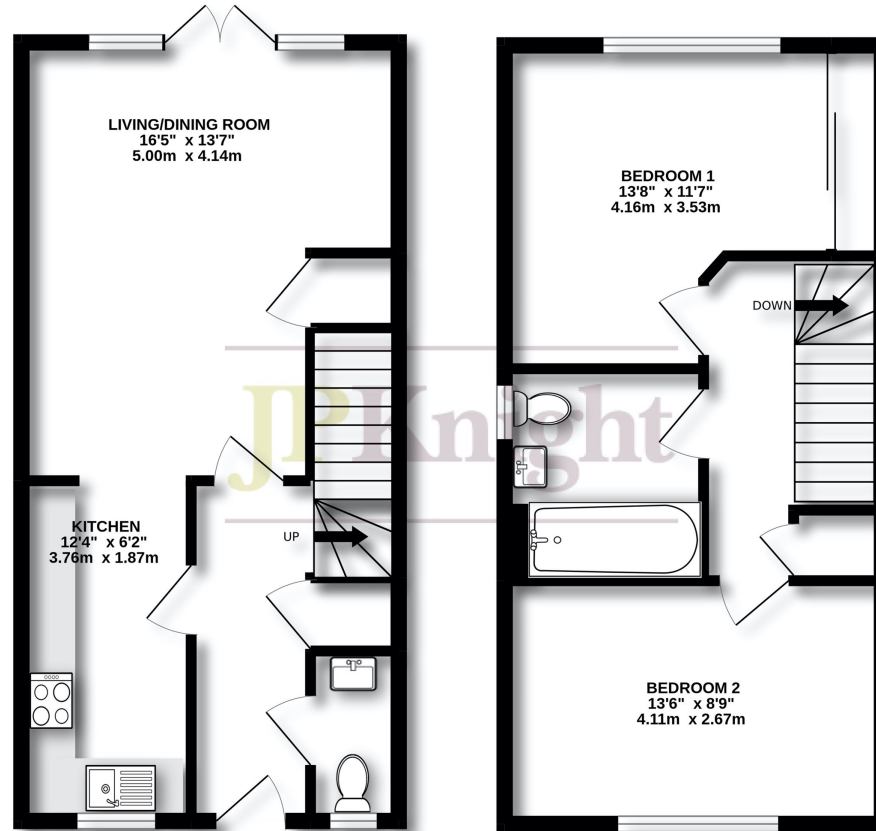


Directions

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 right hand side.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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