

PROPERTY AGENTS

**JP**Knight



Hambleton Drive, Wallingford OX10 0PQ



## Hambleton Drive, Wallingford

A fabulous family home set in this sought after and quiet residential area just 0.7 of a mile to the west of the town centre. The accommodation comprises 3 bedrooms and a 4-piece bathroom whilst the ground floor has a 21' sitting room, hallway, cloakroom, kitchen/breakfast room and a utility room. Outside there is ample parking on the cobble effect drive leading to a garage and at the rear a superb 66' south, south-west facing established garden.

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

## Tenure - Freehold

Accommodation

Enclosed entrance porch with windows front and side and twin doors to:

Inner Hall: Stairs to landing and radiator.

Sitting Room: 21'1 x 10'10 A delightful double aspect room with sliding doors to the garden, tiled open fireplace and 2 radiators.

Kitchen/Breakfast Room: 13'11 x 8'10 Rear aspect, attractive range of storage units with worktops, stainless steel sink. Integrated induction hob, glass backplate and extractor hood, electric oven and warming draw, tall fridge. Tiled floor, downlighters and radiator.





Side Passage: 29'in length with doors to drive, garden and garage.

Cloakroom: Fitted with a white 2-piece suite, tiled walls and floor.

Utility Room: 13' x 7'7 Windows rear and side and stable door to the terrace, cupboards, sink and appliance spaces.

Stairs to Galleried Landing: Window to side, loft access, airing cupboard with gas boiler and slatted shelving.

Bedroom 1: 12'10 x 10'11 Front aspect, radiator.

Bedroom 2: 12'10 incl. wardrobes x 9'4 Full width wardrobing, separate cupboard, radiator, window to rear.

Bedroom 3: 12'1 x 7'8 Front aspect and radiator.

Bathroom: Fitted with a white 4-piece suite incl. shower cubicle and bath, tiled walls, radiator and window.

Outside  
To the Front: Cobble effect driveway leading to the garage with adjacent area of lawn and front hedge.

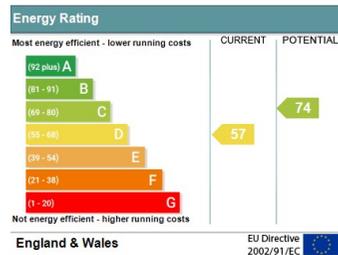
Garage: 16'2 x 8'7 Electric roller door, power, door to house.

Rear Garden: A superb feature it faces south, south-west and extends to 66' in length. There is a full width paved terrace with retaining wall and flowerbed. Beyond an area of lawn with established shrub and plant borders, timber fencing and side gate. Small timber deck with pergola and timber shed.



**Directions**

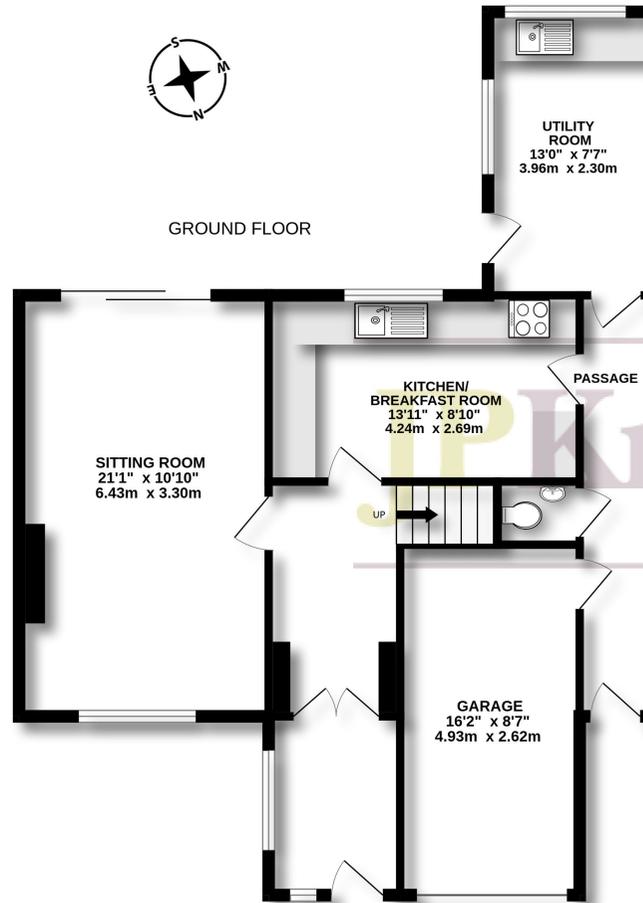
Turn left from our offices into St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue and then right into Hambleden Drive, the property is on the left.



**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



TOTAL FLOOR AREA : 1206sq.ft. (112.0 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, 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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1ST FLOOR

