

PROPERTY AGENTS

JPKnight



Brookmead Drive, Wallingford OX10 9BJ



Brookmead Drive, Wallingford

A superb family home situated in this peaceful and keenly sought after residential area just south-west of the town centre and within walking distance of its shops and restaurants.

Its bright and airy accommodation comprises 4 bedrooms, a luxury 4-piece bathroom, shower room, sitting room with fireplace, dining room, kitchen and utility. Outside there is driveway parking, garage to the side and a beautifully planted rear garden extending to 68' in length and featuring an excellent degree of privacy.



Tenure - Freehold

Entrance Hall: Two windows to the front, window seat, two radiators, wood style floor, stairs to landing with cupboard below.

Shower Room: Fitted with a white, 3-piece suite, tiled floor, window, down lighters, and radiator.

Sitting Room: 14'4 x 13'2 Picture window to the front, fireplace with a wood surround, marble inset and hearth, radiator.

Dining Room: 12'2 x 11'10 Sliding glazed doors to the garden, radiator.

Kitchen: 11'11 x 7'10 Rear aspect, range of storage units with worktops and stainless steel sink, gas hob with extractor hood, electric oven, dishwasher and fridge. Pelmet and down lighting, small breakfast bar, shelved cupboard.





Rear Lobby: Doors to garden and utility.

Utility Room: 6'6 x 5'3 Cupboards with worktop and sink, appliance spaces, tiled floor, radiator.

Stairs to Landing: window to side, loft access.

Bedroom 1: 13'1 incl. wardrobes x 11'6 Front aspect, radiator and wardrobes.

Bedroom 2: 11'11 x 11'7 Window to rear, radiator.

Bedroom 3: 14'5 x 8'7 Double aspect with windows to front and rear, radiator.

Bedroom 4: 13'2 x 8'10 Front aspect, base for a single bed, radiator.

Bathroom: White 4-piece suite including bath and separate shower cubicle, tiling, mosaic tiled floor, window, radiator and down lighters.

Outside.

Front Garden: Area of lawn border by well-stocked shrub and plant borders, low wall to the front boundary, driveway.

Garage: 17'4 x 9'4 max. Up/over door, power, twin doors to garden.

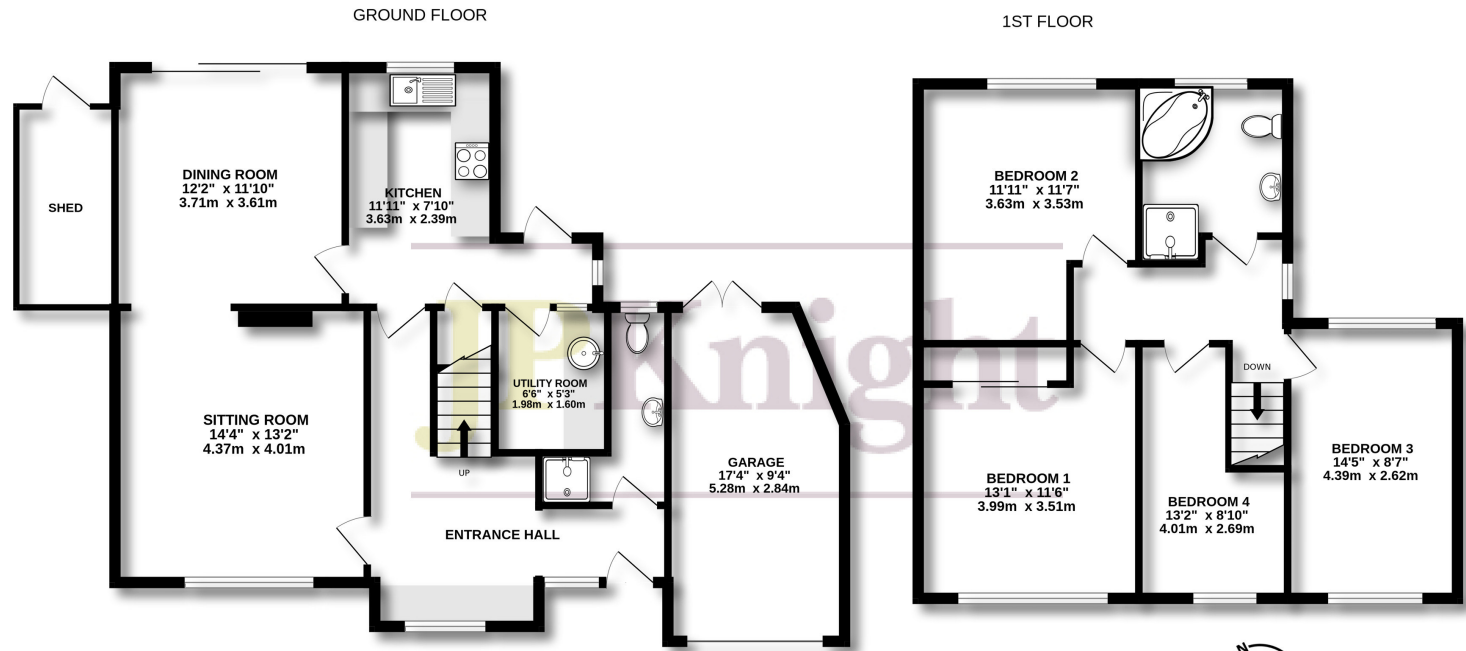
Rear Garden: A fabulous feature the garden enjoys an excellent degree of privacy and extends to approximately 68 feet in length. There is a full width terrace leading to central lawn with established hedges and borders well-stocked with shrubs and flowers, timber fencing. Vegetable area to the rear lean to shed to the side of the house.



Directions

Head north on St Martins Street and turn left onto High Street. At the first roundabout turn left onto Croft Road, turn right at the roundabout onto St Johns Road then 1st left into Brookmead Drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1366sq.ft. (126.9 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.

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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.



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