

PROPERTY AGENTS

**JP**Knight



Habitat Way, Wallingford OX10 9FT





## Habitat Way, Wallingford

A stunning detached family home tucked away on this popular development within walking distance of the town centre shops and amenities.

This modern family home is beautifully presented throughout offering bright and spacious accommodation including a fabulous kitchen/dining room with double doors to the garden, a 19'9 living room with fireplace, study/playroom, utility and cloakroom. Upstairs there are four double bedrooms with ample storage and two bathrooms.

The rear garden is beautifully landscaped with a paved terrace, manicured lawn, entertaining space and childrens' play area.

The front driveway parking for three cars leading to the garage.



## Tenure - Freehold

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

### Accommodation

Entrance Hall: 18'2 x 5'1 Wood style floor, radiator, stairs to landing.

Kitchen/Dining Room: 19'0 x 15'6 (max) Double doors with glazed sidelights and window to rear, range of contemporary storage units with worktop, integrated dishwasher and fridge/freezer, six-ring gas hob with extractor hood above, double oven, downlighters, radiator.

Living Room: 19'9 x 12'2 Bay window to front, fireplace with electric log stove and wooden mantel, two radiators.

Study/Playroom: 9'7 x 7'9 Window to front, radiator.







Utility: 6'1 x 4'11 Door to garden, appliance space, storage cupboard with worktop and sink unit, radiator, large storage cupboard.  
Cloakroom: Window to side, white two-piece suite, under-stair storage cupboard, radiator, downlighters.

Stairs to Landing: Window to side, airing cupboard, loft access.

Bedroom 1: 12'2 x 15'3 (max) Window to front, two fitted wardrobes, radiator.  
Ensuite shower room: Window to side, white three-piece suite including basin vanity unit, chrome radiator, downlighters, tiling.  
Bedroom 2: 10'10 x 10'3 Two windows to rear, fitted wardrobes, radiator.

Bedroom 3: 13'5 x 9'8 Two windows to rear, fitted wardrobe, radiator.

Bedroom 4: 10'6 x 7'4 Window to rear, radiator.  
Bathroom: Window to rear, white three-piece suite, chrome radiator, tiling, downlighters.

#### Outside

To the front there is a paved path to the front door with lawn and mature shrub borders and driveway with parking for three cars.

Garage: 20'1 x 10'3 Up/over door, light and power.

The beautiful rear garden is south facing with a full-width paved terrace leading to a well-manicured lawn with raised flower beds, paved path to the garage and corner entertaining space, childrens' play area and gated access to the front.

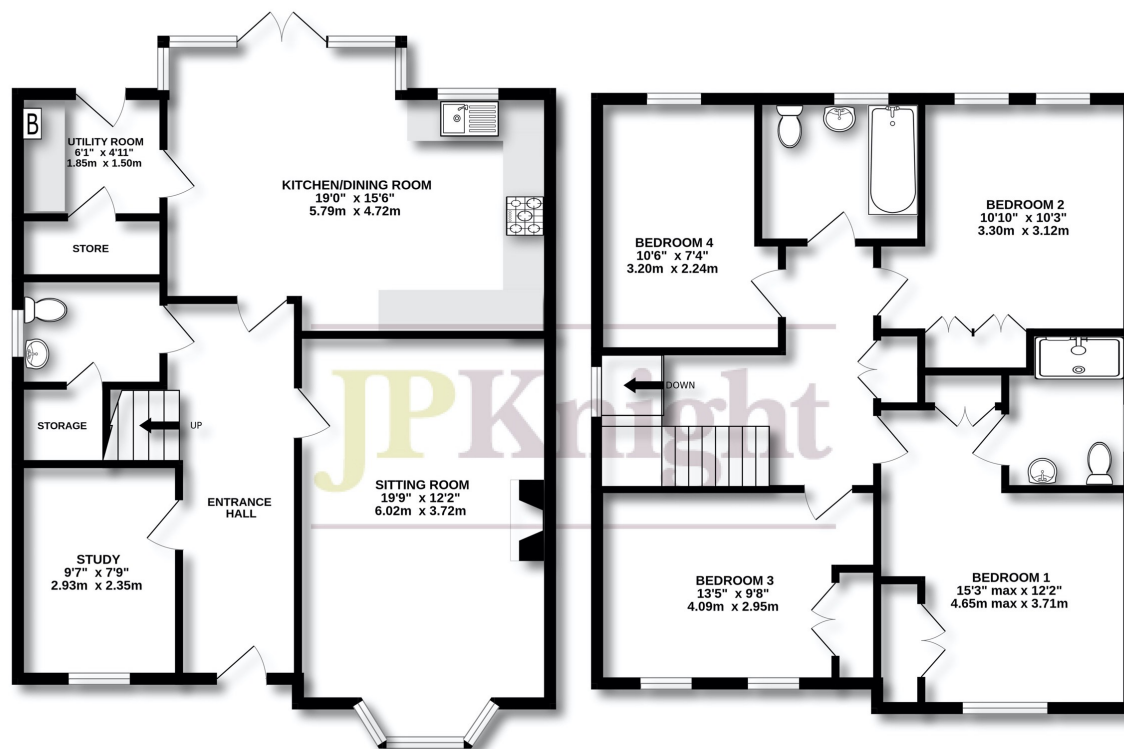


### Directions

Turn left from our office and through the Market Place and onto Reading Road, turn left into St Johns Road and carry along over the mini roundabout until you reach a right hand turn into Borough Avenue. Take the next left into Imray Place and continue to the end. Turn left and the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 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 : 1562 sq.ft. (145.1 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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