

PROPERTY AGENTS

**JP**Knight



St Georges Road, Wallingford OX10 8HL





## St Georges Road, Wallingford

A well presented chalet style home in this lovely spot abutting a park and within easy walking distance of the town centre and its amenities.

The versatile accommodation has three 1<sup>st</sup> floor bedrooms and bathroom whilst the ground floor has a 22' living/dining room with log stove, 22' triple aspect kitchen-breakfast room, cloakroom and a study or bedroom 4.

There is a 32' driveway to the side and secluded gardens that surround the property.

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

## Tenure - Freehold

Accommodation

Entrance Hall: L-shaped with staircase and cupboard, window to the front.

Cloakroom: White 2-piece suite and window.

Living/Dining Room: 22'5 x 11'11 A lovely bright room with picture window to the front and French doors to the rear, fireplace with slate hearth and log stove, 2 radiators.

Kitchen/Breakfast Room: 21'10 x 9'10 max.

Windows front and rear and casement door to the side. Attractive range of units with small breakfast bar, worktops and stainless steel sink. Integrated gas hob, extractor hood, electric oven, fridge-freezer, dishwasher and washer/dryer. Wood style floor and radiator.







Study/Bedroom 4: 10'3 x 8'11 Wood floor, radiator and rear aspect.

Stairs to Landing: Loft access.

Bedroom 1: 14'9 x 12' Double aspect including view to the Bullcroft, radiator.

Bedroom 2: 14'9 x 9'10 Side aspect, radiator and airing cupboard.

Bedroom 3: 8'7 x 7'10 Window overlooking the Bullcroft and radiator.

Bathroom: Fitted with a white 3-piece suite including shower and screen above the bath, tiling, chrome radiator and window.

Outside

Driveway: Set to the side it extends 32' in length with timber fencing and gate to the garden.

The Gardens:

An attractive feature they offer a lot of seclusion and surround the property. Across the front there is a tiered paved terrace with pathway, rockery and timber side fencing. To the front is a low wall and established hedge.

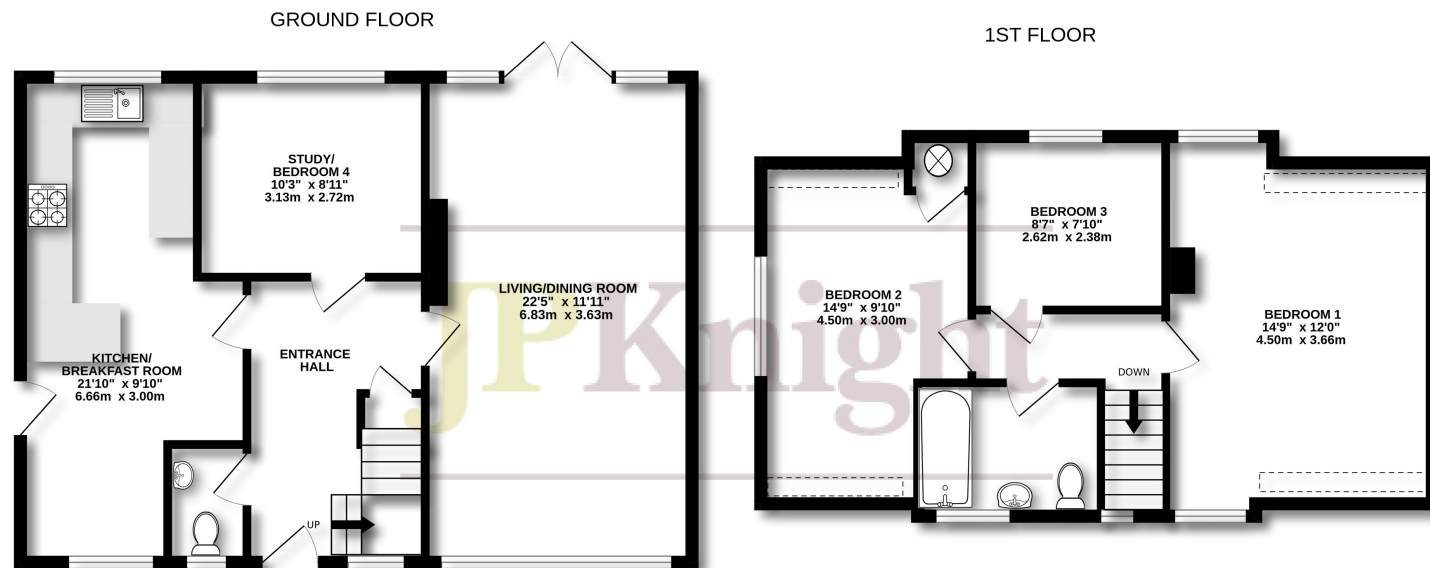
There is a gravel path the far end with vegetable area. Across the rear it has a paved terrace with raised seating area one end, border beds and timber fence. Timber Shed.



#### Directions:

Turn right out of our offices. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road. The property is on the right adjacent to the side entrance to the Bull Croft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 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 : 1137sq.ft. (105.6 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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