



Millington Road, Wallingford OX10 8FE



## Millington Road, Wallingford

Within easy walking distance of the town centre, a beautifully finished 4 bedroom home with driveway parking and a private and attractively laid out garden. It is set in this small close and arranged over 3 floors with 2 bath/shower rooms and cloakroom, a hall/study, living room, conservatory and a stylish kitchen.

### Accommodation

The property is double glazed with gas central heating to radiators and a wood stove.



## Freehold

Study/Reception Hall: 12'8 max. x 9'  
Front aspect, tiled/wood floor, radiator and storage cupboard.  
Cloakroom: White 2 piece suite, window, radiator.  
Inner Hall: Stairs to landing.  
Living Room: 16'3 x 12'10 Wood floor, radiator, large cupboard, side aspect and twin French doors to:  
Conservatory/Dining Room: 12'10' x 9'  
Stunning wood stove set on a slate hearth with stone back wall. Set on a brick plinth with a glass roof there are twin French doors to garden.  
Kitchen: 12'2 x 8'5  
Rear aspect, range of white storage units, Belfast sink and wood worktops; pelmet/down lighters.  
Cont.





There is an integrated ceramic hob with extractor hood, double electric oven and dishwasher: tiled floor, radiator and additional appliance space.

Stairs to Landing: Radiator and down lighters.

Bedroom 1: 13' x 10'

Rear aspect, down lighters, radiator.

Bedroom 2: 13' x 9'4

Bay window with plantation shutters, wardrobes, down lighters and radiator.

Bathroom: Refitted with a white 3 piece suite and shower above the bath, tiling, window, radiator and down lighters.

Stairs to Second Floor.

Bedroom 3: 13' x 12'10 (excl. bay) Bay to front and window to side, 2 radiators. Cupboard housing a new gas boiler.

Bedroom 4: 10'5 x 6'4

Velux window, radiator and wood floor.

Shower Room:

White 3 piece suite including a wide shower cubicle, tiling, chrome radiator, velux window.

Outside

To the front there is a drive with a slate border bed.

Store: 9' x 4'4 Up/over door.

Rear Garden: Attractively landscaped facing west, northwest the garden has an area of decking and lawn with raised flower and shrub borders. It is surrounded by a timber fence with side gate.

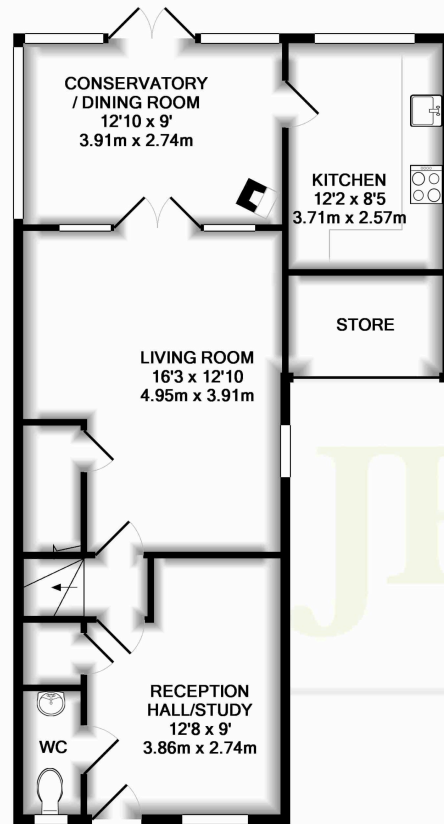


### Directions

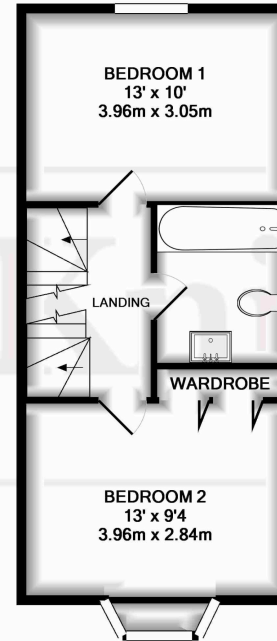
Proceed north from our offices to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St Georges Road, first left into Millington Road, proceed past the turn to Walter Bigg Way and the property will be found on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

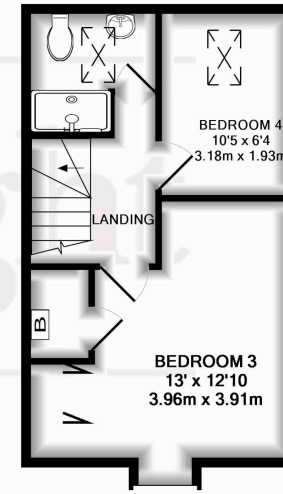
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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