



St George's Road, Wallingford OX10 8HP



St George's Road, Wallingford

Set in an established residential area within walking distance of the town, a beautifully renovated family home that comprises four bedrooms, two bathrooms, kitchen-breakfast room, three reception rooms and a cloakroom. The property features driveway parking, an integral garage and has a secluded east-facing garden to the rear.

Accommodation

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

Tenure - Freehold

Entrance Hall: A lovely feature with windows flanking the front door and two further windows to the side. Tiled floor and stairs to landing, radiator.

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

Living Room: 16'1 x 11'10

Picture window to the front, two radiators, open way to;

Family Room: 10'8 x 9'6

Sliding patio door to the garden, radiator.

Kitchen Breakfast room: 16'1 x 11'10

Large window overlooking the rear garden, fitted with a range of storage units, worktops, integrated electric ceramic hob with extractor hood, double electric oven, dishwasher, space for a fridge freezer. Tiled floor, deep storage cupboard, book shelving and radiator, door to garage. Open way to;





Dining Room: 11'10 x 10'10 Door and window opening to the garden at rear, tiled floor, radiator.

Stairs to Landing: Loft access.

Bedroom 1: 15'4 x 11'3

Front aspect, range of wardrobes, radiator.

Luxury En Suite Shower Room: Fitted with a white 4-piece suite that includes a large shower cubicle and bidet, partial tiling, radiator and window.

Bedroom 2: 12' x 11'10

Front aspect, wood style floor and radiator.

Bedroom 3: 13'2 x 8'10

Window overlooking the rear garden, radiator.

Bedroom 4: 10'10 x 8'6 (L shaped)

Front aspect, radiator, over stair storage cupboard.

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

Outside

To the front there is a block-paved drive. The front is enclosed by timber fencing with a conifer hedge to the front and some trellis fencing.

Log Cabin/Studio: 9'4 x 9'3 Insulated with light and power.

Garage: 16'10 x 8'

Up and over door with light and power, gas boiler, plumbing for washing machine, storage recess and door to the kitchen.

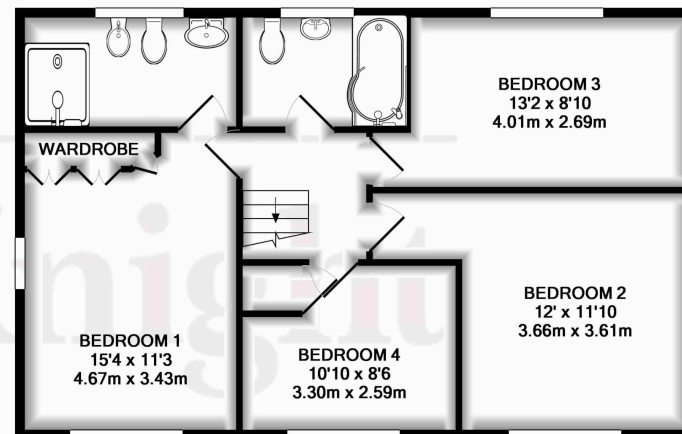
Rear Garden:

Extending to a maximum of 45ft in width, there are two paved terraces with a connecting path and an area of lawn with a flower and shrub rear border. There is a mature apple tree and the gardens are enclosed by timber fencing with a gated access on both sides.





GROUND FLOOR
APPROX. FLOOR
AREA 902 SQ. FT.
(83.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 708 SQ. FT.
(65.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1610 SQ. FT. (149.6 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
Made with Metropix ©2018

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 just after the entrance to Bamcroft.

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92-100) A	78	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

