



King Henry Avenue, Wallingford, OX10 0FN

£645,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

With an array of bespoke upgrades by the current owners is this high specification four-bedroom semi-detached town house with impressive lounge diner of notable scale, beautifully landscaped garden, and three bathrooms including a luxurious en-suite with his & hers showers. Located on the Highcroft development by Berkeley Homes which has been in high demand, this specific property has been thoughtfully upgraded by the current owners. The accommodation comprises entrance hall, cloak room, kitchen-breakfast room with cardine floor and box bay window, and 21ft lounge diner with part vaulted ceiling and velux windows. On the first floor there is a main bathroom and two double bedrooms; one with very impressive en-suite with two showers. On the second floor there is the principal bedroom with bathroom and fourth bedroom which has currently been converted to a dressing room with fitted cupboards and wardrobes. To the front of the property there is allocated parking for two cars. Finally, to the rear; there is meticulously landscaped garden with patio, decking area, well stocked raised beds, and side access. For the finish to be fully appreciated; the property must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has allocated parking. The government portal generally highlights this as a very low/unlikely risk address for flooding. There is a management charge for the upkeep of the development of approximately £300 per annum. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Four-bedroom semi-detached town house with an array of bespoke upgrades
- Beautifully landscaped garden.
- Three bathrooms including luxurious en-suite with two showers
- Parking for two cars.
- 21ft lounge-diner.
- Thoughtfully upgraded throughout by the current owners



The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place.

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moultsford Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.



Approximate Gross Internal Area 1466 sq ft - 137 sq m

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 483 sq ft – 45 sq m

Second Floor Area 353 sq ft – 33 sq m



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