



12 Queens Avenue

, Wallingford, OX10 0NB

Guide price £1,150,000



An extremely well presented family home with self contained Annexe, situated in a quiet cul de sac within a large plot and within walking distance to Wallingford town centre.



Description

Driveway and landscaped front garden leads to the front door which opens into the reception hall with storage cupboards and stairwell.

Off the hall to the rear of the property is the spacious living room with log burning stove, wood flooring and full width bifolding doors.

The kitchen / Breakfast room is to the front of the property and has ample worktop and cupboard space with breakfast area.

Off the kitchen to access the cloakroom, storage cupboard and utility room which then opens into the dining room with patio doors to the rear.

Off the hallway to the right of the property is a further utility/ boot room with door to access the side of the property.

Upstairs to a light a spacious landing with airing cupboard

Large double bedroom to the rear of the property with walk in wardrobes, eaves storage and ensuite shower room

Large double bedroom to front of property with dual aspect to front and rear roof terrace

Small double to front of property

Single bedroom to front of property

Family bathroom with shower, WC and basin.

Rear roof terrace accessed from the landing area offers a great hidden space to enjoy the views of the garden.

Outside to

Large garden with mature shrubs and established trees

Patio terrace

Large shed

Large 4 vehicle garage which is double width and double depth – comfortably fitting 4 cars

There is an Annexe which is accessed from the dining room of the main house or via a back door from the patio terrace which opens into the living area, and then flows through a hallway with shower room, kitchen and large double bedroom to the front of the property.

The annexe could be used as is, or easily reconfigured to add more space to complement the main house.

Previously purchased off market, this is a rare opportunity to own a large family home with self contained annexe which is tucked away within a large garden plot, yet still within walking distance of town.

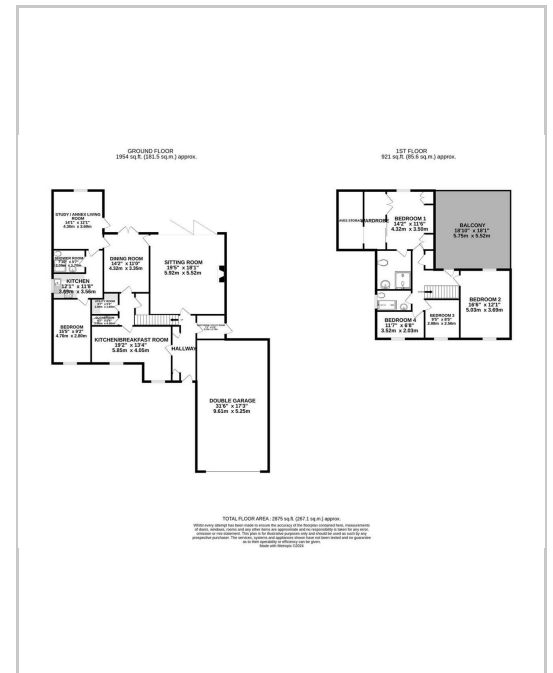
Wallingford town centre is also within a short walk / drive, with its popular Market Place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl, Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

(Floor plan and measurements of rooms, doors, windows and any other items are approximate and no responsibility is taken for inaccuracy, therefore they should be used for reference only by any prospective purchaser)

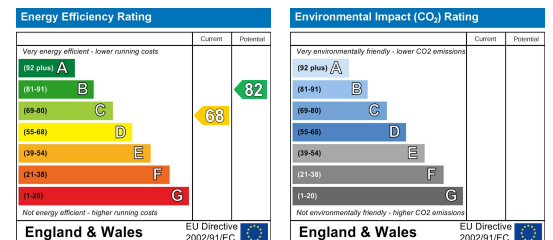
Area Map



Floor Plans



Energy Efficiency Graph



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