



11 Egerton Road

, Wallingford, OX10 0HL

Offers in excess of £400,000



An extremely well presented 2 bedroom cottage situated in popular Egerton Road, with good sized garden and within a short walk to Wallingford Town centre.



Description

An extremely well presented 2 bedroom cottage situated in popular Egerton Road, within a short walk to Wallingford Town centre.

Gated front garden with path leads to front door which opens in to the reception hall. Turn right in to the living room with working fireplace and large Sash windows overlooking the front. Left off the hall leads to the spacious dining room with feature fireplace*, large Sash window to front. Off the dining room to the rear is the newly fitted kitchen offering lots of worktop space and built in appliances as well as the stable door to the rear garden

Upstairs leads to small landing,
Large double bedroom to front
Second large double bedroom to front
Large family bathroom with shower over bath, WC and basin.

Outside to a nicely presented rear garden with turfed area, patio terrace and flower beds.
To the rear of the garden is a good-sized outbuilding, currently used as storage but could be easily converted into a home office or playroom*

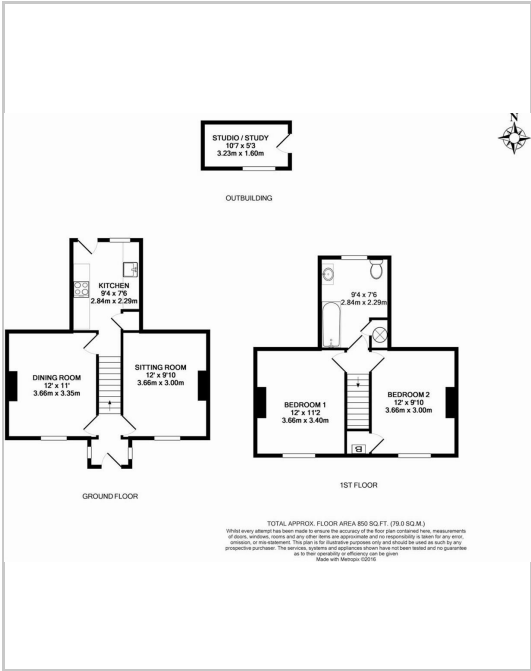
This well-presented cottage offers character with a modern twist as well as enough space for a small family wanting to be close to town centre.

Located within very easy walking distance of Wallingford town centre, with it's popular marketplace, local shops, cafés, bars, and restaurants, as well as Waitrose and Lidl. Wallingford also offers easy access to the M4, M40, and A34, with Harwell Campus and mainline train stations at nearby Cholsey and Didcot.
(*subject to survey and consent)

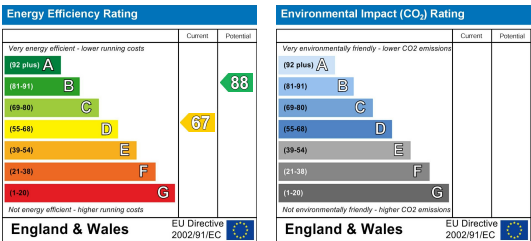
Area Map



Floor Plans



Energy Efficiency Graph



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