

WE VALUE



YOUR HOME



Queens Avenue, Wallingford  
Offers Over £325,000



Beautifully presented both inside and out and located within a popular cul-de-sac, this three-bedroom house has a lovely flow to the ground floor with a spacious lounge and a dining area and kitchen leading onto the custom built garden room, providing plenty of natural light and extra living space. With three bedrooms, one that can be repurposed into a study if preferred, a stunning rear garden that has been landscaped with low maintenance and relaxation in mind and a communal green with residential parking to the front. Coming to the market with no onward chain, if you love the idea of a pretty home in a community spirited area, this property is definitely worth viewing.





- WELL-PRESENTED THROUGHOUT
- GARDEN ROOM EXTENSION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN WITH DINING AREA
- LANDSCAPED REAR GARDEN
- COMMUNAL GREEN TO FRONT
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN



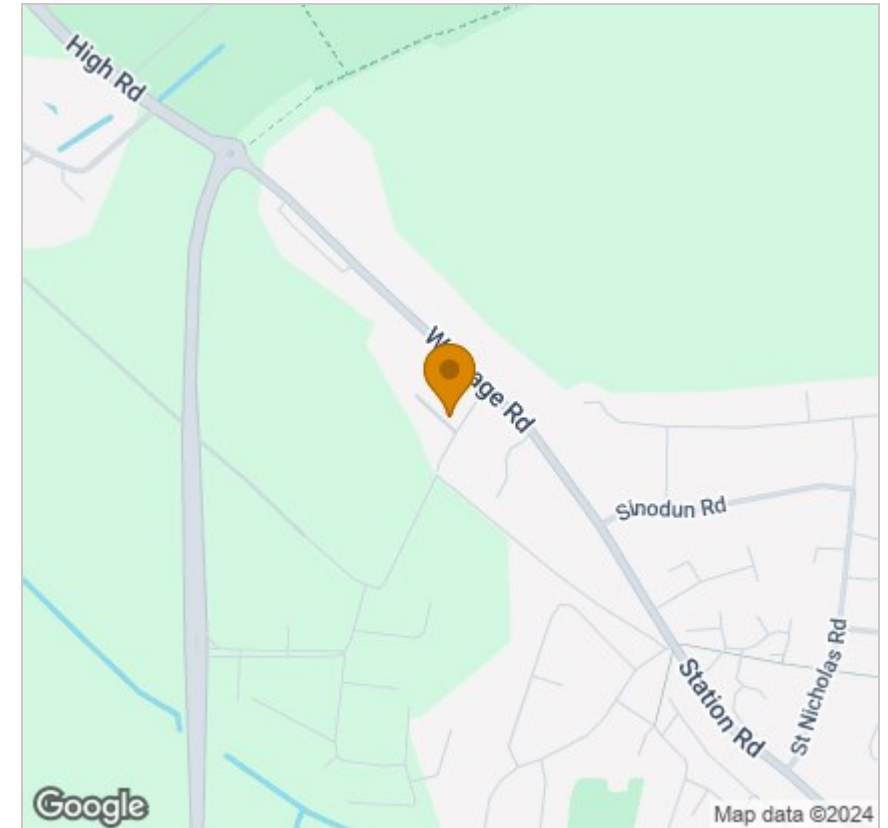
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
192 plus) A		83	192 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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