



2 Chiltern Crescent
Wallingford, Oxfordshire, OX10 0PE



JAMESGESNER
- ESTATE AGENTS -



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OX10 0PE**

GUIDE £550,000 FREEHOLD



Situated on this sought after Fir Tree Estate is this extended four bedroom chalet style detached family home with generous front and rear gardens and ample parking. Features include a 18' kitchen/breakfast room with Miele appliances, two reception rooms, utility, two bathrooms and a garden room. Viewing highly recommended.

Accommodation comprises; entrance porch, 19' lounge, 19' kitchen/breakfast room, utility room, conservatory and four double bedrooms (two on each floor) and a bathroom on each floor. To the front there is a block paved driveway providing parking for numerous vehicles and a single garage.

The rear garden is a particular feature to the property with it being not immediately overlooked. The garden is mainly laid to lawn with a large patio area and solid timber garden room with light and power. The property has gas central heating and double glazing though out.

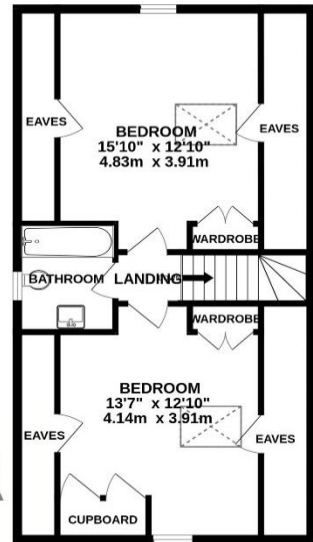


This property is situated on the ever popular Fir Tree estate to the west of the Thameside town of Wallingford. Offering a superb Waitrose store and a newly opened Lidl, plus a variety of shops, restaurants and pubs together with a monthly Farmers market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford.



GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.

1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1864 sq.ft. (173.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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