



33 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0NZ



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**33 Fir Tree Avenue
Wallingford
Oxfordshire
OX10 0NZ**

OIEO £700,000 FREEHOLD



Situated on the desirable Fir Tree Estate is this recently extended and beautifully presented four bedroom (three doubles and a good single), two bathroom detached family home. Set back from the road on this sought road within 1 kilometre of Wallingford town and its amenities.

Accommodation comprises; entrance hall, lounge with wood burning stove, re-fitted and fully integrated kitchen with granite work surfaces, dining room with French doors to the rear, generous utility room, ground floor shower room, four bedrooms and a re-fitted bathroom.

At the front of the property there is a blocked paved driveway, providing parking for up to four vehicles and access to the integral garage. The rear garden isn't immediately overlooked, backing onto Fir Tree Primary School. Laid mainly to lawn with a patio area and garden shed. The property has been completely re-plumbed with a new Worcester Combi boiler, a partial re-wire and double glazing throughout.

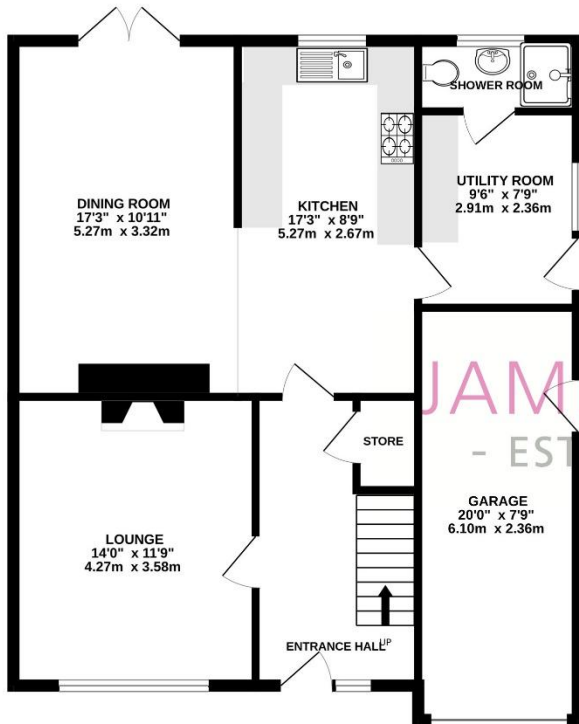


This property is situated on the ever popular Fir Tree estate to the west of the Thameside town of Wallingford. Offering a superb Waitrose store and a Lidl, plus a variety of shops, restaurants and pubs together with a monthly Farmers market, a cinema and theatre.



Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within easy reach of Henley, Reading, & Oxford. Access to London is also very easy with Didcot Parkway mainline station around 6 miles away. Choices for nearby schooling and sporting facilities are also excellent with Fir Tree Junior school and Wallingford Secondary school both close by.

GROUND FLOOR
856 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1542 sq.ft. (143.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		58
(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



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