



33 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0NZ



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GUIDE £695,000 FREEHOLD

Situated on the desirable Fir Tree Estate, this recently extended and beautifully presented detached family home offers four bedrooms, two bathrooms, and generous living space throughout. Set back from the road in this sought-after location, the property lies within 1 kilometre of Wallingford town.



The ground floor accommodation comprises a welcoming entrance hall, lounge with a wood-burning stove, a re-fitted and fully integrated kitchen with granite work surfaces, a dining room with French doors opening to the garden, a generous utility room, and a modern ground floor shower room. Upstairs are four well-proportioned bedrooms (three doubles and a good-sized single) along with a stylish re-fitted family bathroom.

Externally, the property benefits from a block-paved driveway providing parking for up to four vehicles, together with access to the integral garage. The rear garden enjoys a private outlook, backing onto Fir Tree Primary School, and is mainly laid to lawn with a patio area and garden shed.

The property has been comprehensively updated by the current owners, including new plumbing with a Worcester Combi boiler, partial re-wiring, and double glazing throughout.



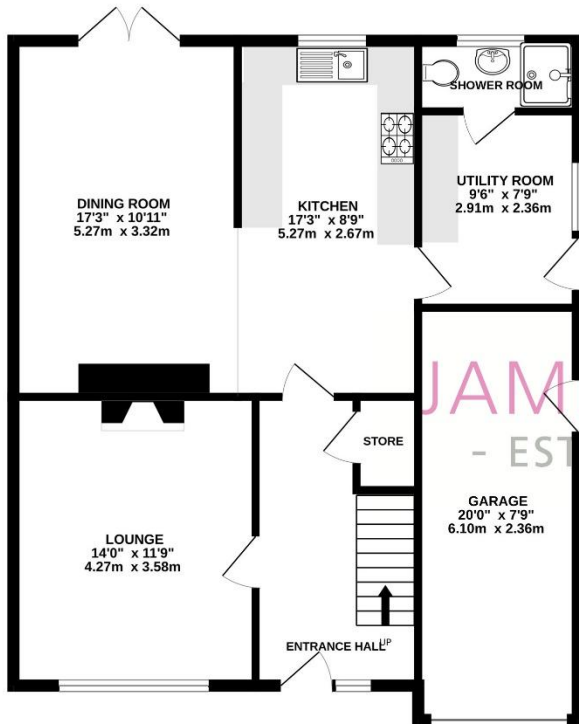
The Fir Tree Estate is one of Wallingford's most popular residential areas. The vibrant Thameside town offers a wide range of amenities, including a Waitrose and Lidl, a variety of independent shops, restaurants, pubs, a monthly farmers' market, cinema, and theatre.



The location provides excellent transport links, with easy access to the M40 and M4, Henley, Reading, and Oxford, as well as mainline services to London from Didcot Parkway (approx. 6 miles away). Schooling and leisure options are also superb, 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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