

PROPERTY AGENTS

JPKnight



King Henry Avenue, Wallingford OX10 0FN



King Henry Avenue, Wallingford

Built in 2021 an immaculately presented home by renowned developer, St Edwards, on their highly regarded Highcroft development.

Arranged over 3 floors the accommodation comprises 4 bedrooms and 3 bathrooms over the top 2 floors whilst the ground floor features a stylishly fitted 20' kitchen/breakfast room, hallway with cloakroom and a spacious living/dining room with French doors to the garden. Situated in the impressive central Avenue, there are walkways to the town centre and a regular bus service: the development will also include a child's nursery, junior school, sports field and allotments, it is also adjacent to a Wallingford Sports Centre. Outside the garden is mainly laid to lawn with gated access to the front and driveway parking for two cars.



Tenure - Freehold

Accommodation:

Entrance Hall: Wood style flooring, under-stair cupboard with appliance space, storage cupboard, radiator, stairs to landing.

Cloakroom: Window to front, white two-piece suite, tiling, mirror, radiator.

Kitchen/Breakfast Room: Walk-in Bay window to front, range of contemporary storage units with worktop, integrated fridge/freezer and dishwasher, double oven, induction hob and extractor hood above, wood style flooring, radiator, downlighters.

Living/Dining Room: French doors with glazed sidelights to garden, two Velux windows, two radiators.





Stairs to 1st Floor Landing: Radiator, airing cupboard.

Bedroom 1: Window to rear, radiator.

Dressing Area: Two fitted wardrobes, and down lighters.

Ensuite Shower Room: Window to rear, white four-piece suite including large walk-in shower and basin vanity unit, tiling, recessed mirrored storage cabinet and shelf, chrome radiator.

Bedroom 3: Window to front, radiator.

Bathroom: Window to front, white three-piece suite including basin vanity unit, tiling, chrome radiator, downlighters.

Stairs to 2nd floor landing: Access to a boarded loft space.

Bedroom 2: Bay window to front, fitted wardrobe, radiator.

Bedroom 4: Velux window to rear, radiator.

Shower Room: Velux window to rear, white three-piece, radiator.

Outside

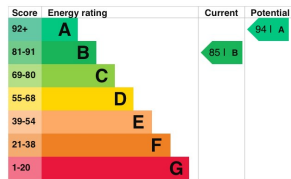
There is a block paved driveway to the front with parking for two cars.

The rear garden has a full wight paved terrace and path leading to a storage shed, outdoor power socket, established lawn, timber fence and gated access to the front.



Directions

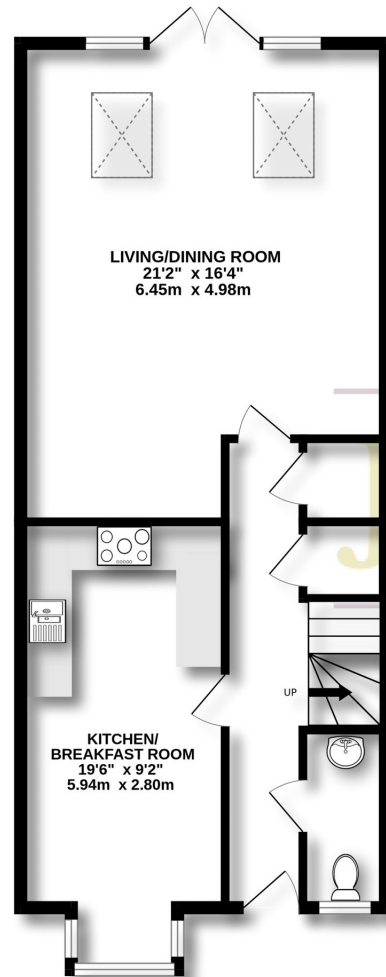
Turn right from our offices into St Martin's Street, left at the traffic lights into the High Street, the road becomes Station Road and then Wantage Road. At the large roundabout turn left onto the A4130, the first left is King Henry Avenue, the house is on the left.



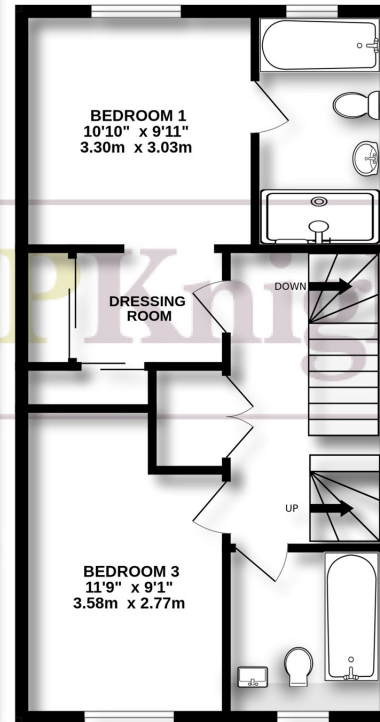
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



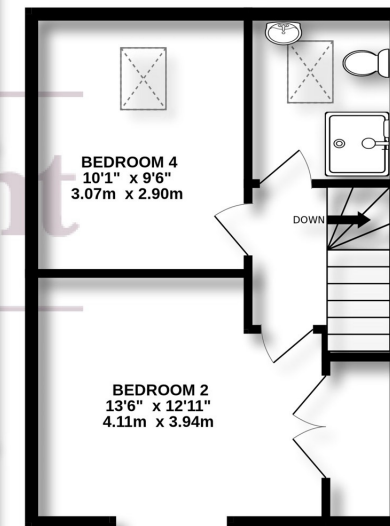
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1501sq.ft. (139.4 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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