



Habitat Way, Wallingford OX10 9FT



## Habitat Way, Wallingford

A light and airy family home ideally located on this popular development within walking distance of the town centre shops and its amenities.

This modern property is beautifully presented throughout with accommodation arranged over three floors. This includes a spacious 20' living/dining room with French doors to the garden and a contemporary kitchen. On the first and second floors it has five bedrooms and three bathrooms.

The low maintenance rear garden has a paved terrace leading to an established lawn with a door to the garage which also has a driveway with parking for 2 cars.



## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Tiled floor, radiator stairs to landing.  
Cloakroom: White 2-piece suite, radiator, tiled floor down lighters.

Kitchen: 14'0 x 9'4 Front aspect, range of storage units, worktops, six ring gas hob with extractor hood above, integrated fridge freezer, double oven, washer/dryer, dishwasher, stainless steel sink, tiled floor, radiator, and down lighters.

Living/Dining Room: 16'3 x 19'8 French doors to garden, side lights, three Velux windows, two radiators, under stair storage cupboard.





Stairs to 1<sup>st</sup> Floor Landing: Radiator.

Bedroom 1: 16'3 x 10'11 Two windows to front, full width fitted wardrobes, radiator.

Ensuite Shower Room: White four-piece suite, part tiled walls and tiled floor, chrome radiator, downlighters, mirror.

Bedroom 2: 12'0 x 11'0 Rear aspect, full width fitted wardrobes, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite, part tiled walls and tiled floor, window, chrome radiator, downlighters.

Stairs to 2<sup>nd</sup> Floor Landing: Loft access, airing cupboard, storage cupboard.

Bedroom 3: 16'2 x 9'5 Two windows to front, triple full width fitted wardrobes, radiator.

Bedroom 4: 11'11 x 8'6 Radiator and rear aspect.

Bedroom 5/Study: 9'1 x 7'4 Window to rear, radiator.

Bathroom: White three-piece suite, part tiled walls and tiled floor, chrome radiator and downlighters.

Outside

To the Front: There is a path to front door flanked with well stocked borders, lawn, wrought iron fence and hedge boundary.

Garage: 20'1 x 9'10 Up/over door, side door to garden, light and power, eaves storage.

Driveway parking for two cars leading to the garage.

Rear Garden: A paved patio leads to an established lawn with a pathway to the garage side door. It is enclosed by timber fence boundary with gated access to the driveway.

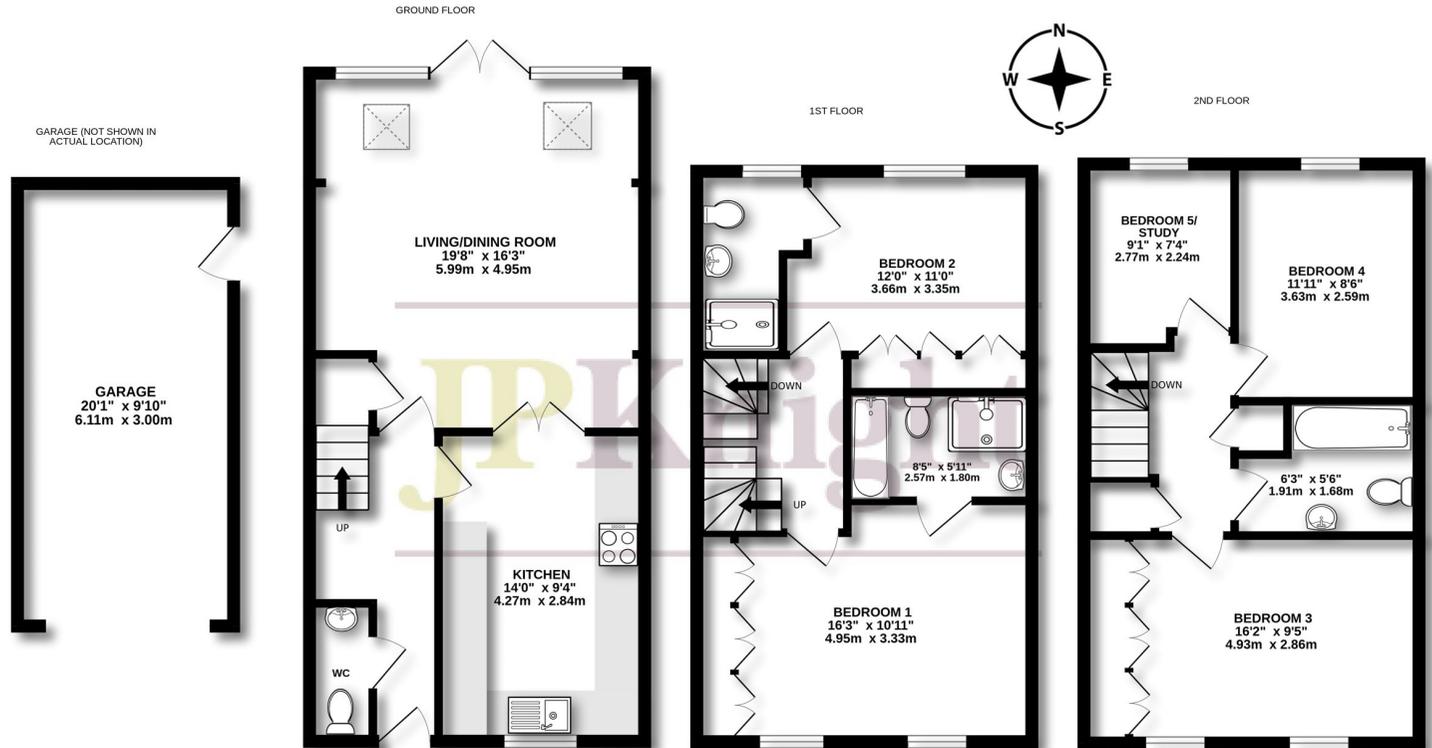


### Directions

Turn left from our office and through the Market Place and onto Reading Road, turn left into St Johns Road and carry along over the mini roundabout until you reach a right hand turn into Borough Avenue. Take the next left into Imray Place where the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



TOTAL FLOOR AREA : 1495sq.ft. (138.9 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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