



2 Habitat Way, Wallingford, OX10 9FT



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Situated within walking distance of Wallingford town centre, this three bedroom end of terrace property features a lovely kitchen/breakfast room with integrated appliances and patio doors to the garden. Downstairs there is also a dual aspect, light and airy living room and a cloakroom. Upstairs there is a master bedroom with an ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a secluded facing garden extending to 72ft leading to a single garage with driveway parking for two cars.

This property is built for life, downstairs doorways are wheelchair accessible and wiring has been installed for a stair chair and the joists adapted in the Living Room for a lift installation. Solar panels have been fitted to the roof.



Tenure - Freehold

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

Accommodation

Entrance Hall: Tiled floor, understairs cupboard, radiator, stairs to landing.

Kitchen/Breakfast Room: Double aspect with double doors to the garden, contemporary range of storage units and worktop, integrated dishwasher, washing machine and fridge/freezer, double oven, six ring gas hob with extractor hood above, two radiators, downlighters, boiler.

Living Room: Double aspect, two radiators.

Cloakroom: White two-piece suite, tiled floor, downlighters, radiator.





Stairs to Landing: Radiator, loft access.

Bedroom 1: Window to front, two fitted wardrobes, radiator.

Ensuite Shower Room: Window to front, white three-piece suite, tiled walls and floor, chrome radiator, radiator.

Bedroom 2: Double aspect, two fitted wardrobes, radiator, airing cupboard.

Bedroom 3: Window to side, radiator.

Bathroom: Window to side, white three-piece suite, tiled floor and part tiled walls, chrome radiator.

Outside:

The rear garden faces east and extends to 72ft in length with a full width paved terrace flanked with a large flower bed filled with mature shrubs and trees. A footpath leads to the bottom of the garden with gated access to the garage and driveway parking for two cars. There is also gated access to the front of the property with a timber fence boundary.

Garage: 9'11 x 19'11 Up and over door, eaves storage, light and power.

The front door is approached via a paved footpath with hedge border and lawned frontage.



Directions:

From our office in St Martin's Street, head towards Market Place, turn right onto St Mary's Street, turn right onto St John's Road. At the roundabout, take the 1st exit and stay on St John's Road, turn right onto Borough Avenue, turn left onto Habitat Way and the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

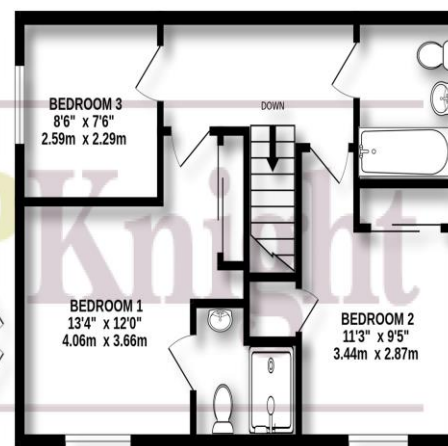
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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