PROPERTY AGENTS

JPKnight



24a St. Johns Road, Wallingford, OX10 9AQ







24a St. Johns Road, Wallingford

NO ONWARD CHAIN - A charming 3 bedroom detached Edwardian house, offering well-proportioned accommodation together with a wealth of period character and an established garden. The property is conveniently situated within walking distance of the town centre. The town is beautifully situated on the River Thames and is renowned for its rich history.

Wallingford has an excellent range of everyday amenities including independent shops, supermarkets, cafes and restaurants together with a choice of leisure and cultural facilities. There are also good road and bus connections to Oxford, Reading, and Didcot where there is a mainline service into London.

Tenure - Freehold

A welcoming entrance hall has stairs rising to the first floor.

The living room is a particularly characterful room, enjoying natural light from a window and a large bay window. A feature chimney breast houses a log-burning stove set on a tiled hearth, with a fitted cupboard providing useful storage within the recess.

The dining room has natural light from a sash window and useful understairs storage cupboard. A door leads through to the kitchen.

The kitchen is fitted with a good range of base and wall mounted units, incorporating a one and a half bowl stainless steel sink, large gas hob with stainless steel extractor over and a fitted double oven, space for a fridge/freezer. An opening leads through to the utility room, which has further base and wall units, sink, space for a washing machine, window and a door providing direct access to the garden.











The kitchen leads on to the conservatory with double doors opening onto the garden, which has been enhanced with a modern solid roof and heating making it suitable for all year-round enjoyment.

The first floor provides three bedrooms and the family bathroom. The principal bedroom is a good-sized room with two windows, two useful storage areas and an attractive feature fireplace.

The second bedroom has two fitted storage areas and a window, while bedroom three could provide an ideal bedroom, home office or hobby room.

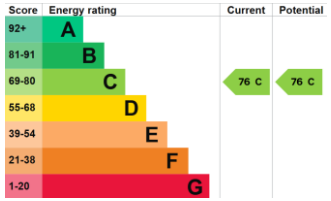
The family bathroom is fitted with a corner shower cubicle, bath, wash hand basin and wc and window.

To the front, the property is approached through an enclosed garden area, bounded by a wall and fencing with a gate and pathway leading to the front door. A side gate provides access through to the rear.

The rear garden is a particular feature of the property, being well established with mature shrubs, plants and an area of lawn. A patio runs across the back of the conservatory, providing an ideal space for outdoor dining and entertaining. A path leads along the lawned area to the rear, where there is another patio seating area and further shed.

An archway leads through to a large secure gravelled parking area, providing parking for 2 – 3 cars which is accessed from Springdale.

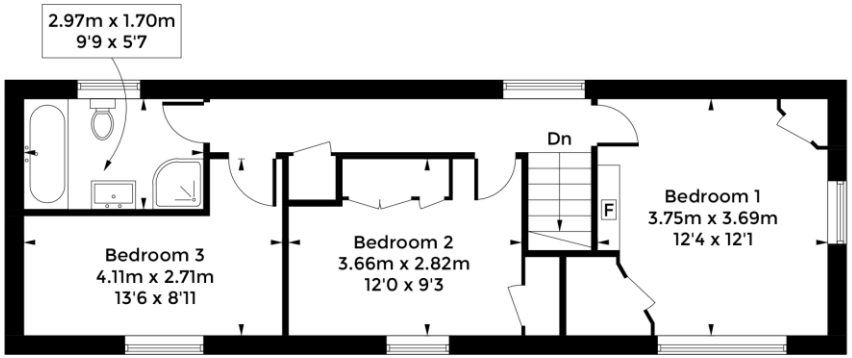
Directions:
From our office in St Martin's Street, turn left onto High Street, at the roundabout, take the 1st exit onto Croft Road, at the round-about, take the 2nd exit onto St John's Road and the property will be on the right.



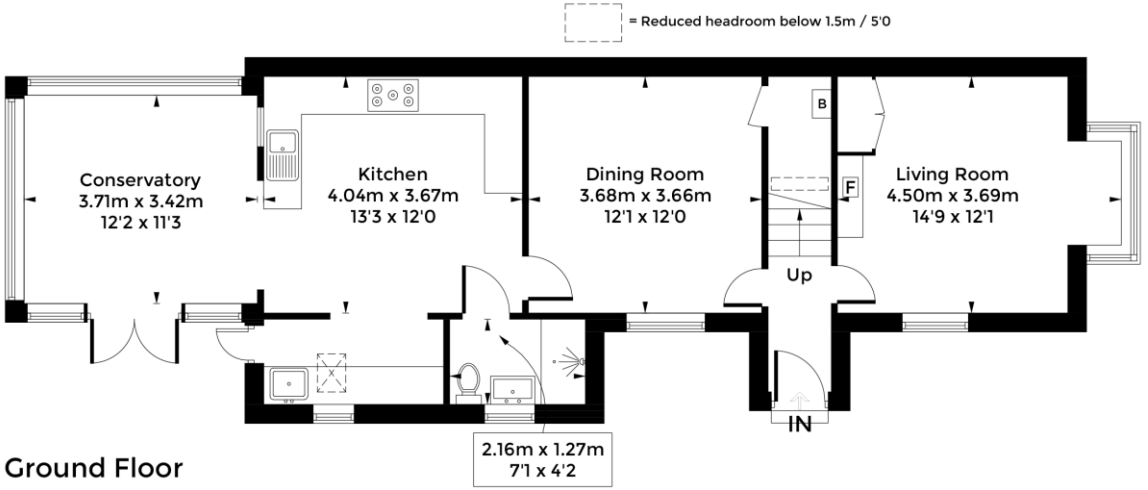
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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

The Property Ombudsman

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft



First Floor



Ground Floor

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