



King Henry Avenue, Wallingford, OX10 0FN

Offers Over £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying a pleasant position and offered to the market with no onward chain is this three bedroom semi-detached property. Offering an impressive lounge diner of notable scale and landscaped garden, Located on the Highcroft development by Berkeley Homes.

The accommodation comprises entrance hall, cloak room, kitchen-breakfast room with cardine floor and box bay window, and 27ft lounge diner with patio doors to the rear garden. On the first floor there is a main bathroom and two double bedrooms; one with very impressive en-suite and fitted wardrobes plus a further single bedroom. To the side of the property there is driveway parking for multiple vehicles. Finally, to the rear; there is meticulously landscaped garden with patio, well stocked bedding area and side access. For the finish to be fully appreciated; the property must be viewed.





Key Features

- No onward chain
- Immaculately presented throughout
- Landscaped rear garden
- En suite from the principal bedroom
- Driveway parking for multiple vehicles
- 27ft lounge diner with patio doors to the garden
- Kitchen/breakfast room with bay window





The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place.

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moulsham Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.



Approximate Gross Internal Area
Ground Floor = 59.2 sq m / 637 sq ft
First Floor = 48.7 sq m / 524 sq ft
Total = 107.9 sq m / 1,161 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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