



1 Queens Avenue
Wallingford, Oxfordshire, OX10 0NE



JAMESGESNER
- ESTATE AGENTS -



**1 Queens Avenue
Wallingford
Oxfordshire
OX10 0NE**

OIEO £335,000 FREEHOLD



Situated within a sought-after cul-de-sac just off the popular Wantage Road, approximately one mile from Wallingford town centre, is this three-bedroom semi-detached home.

The property is offered with no onward chain, featuring gas central heating, double glazing, and well-presented accommodation throughout.

The layout comprises: entrance porch, spacious lounge/diner, modern kitchen, three bedrooms (two doubles and a small single), and a contemporary bathroom. Externally, there are gardens to both the front and rear which have been well maintained. There is also a large storage shed to the side.

Wallingford is a vibrant Thameside town offering a wide range of amenities including a superb Waitrose, independent shops, cafés, restaurants, pubs, a monthly Farmer's Market, cinema, and theatre.

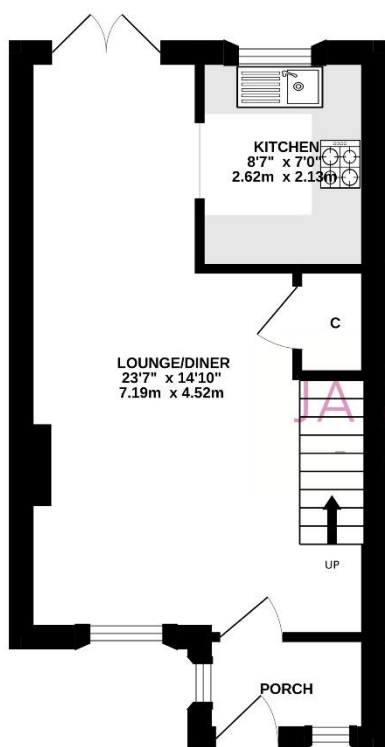
Connections are excellent: the A34 provides easy access to Oxford and Newbury, while the M4 (Junction 12, Theale) is also within reach.

Didcot Parkway station lies just 4 miles away, offering a regular service to London Paddington in as little as 42 minutes.

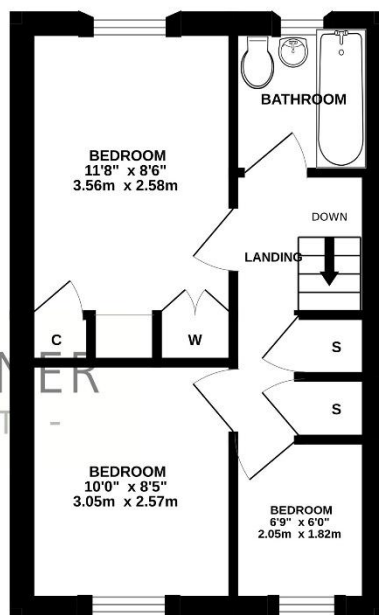
Families are well served by an excellent choice of schools. The property falls within the catchment area of the highly regarded Brightwell CE Primary School and Wallingford School, with The Oratory, Moulsoford, and Cranford House Preparatory School also nearby.



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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