



31 King Henry Avenue
Wallingford, Oxfordshire, OX10 0FN



JAMESGESNER
- ESTATE AGENTS -



**31 King Henry Avenue
Wallingford
Oxfordshire
OX10 0FN**

OIEO £600,000 FREEHOLD

Offered to the market is this exceptional four bedroom, three bathroom semi-detached town house situated on the highly sought after Highcroft development, built by Berkeley Homes in 2021 to an impressive specification.



Extending to over 1,500 sq ft, the property offers beautifully presented accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, cloakroom, a fully integrated kitchen/breakfast room with stylish Cardean flooring and a box bay window, together with a superb 21ft lounge/dining room featuring a part vaulted ceiling, Velux windows and French doors opening onto the rear garden.

The first floor provides two generous double bedrooms and a family bathroom, with the principal bedroom enjoying an impressive dressing room and en-suite shower room. The second floor offers two further double bedrooms served by an additional bathroom, creating a flexible layout ideal for families or those requiring guest accommodation.

Externally, the property benefits from driveway parking for two vehicles to the front and gated side access leading to the landscaped rear garden, which has been designed for ease of maintenance with patio and lawn areas, together with a garden shed positioned at the rear.

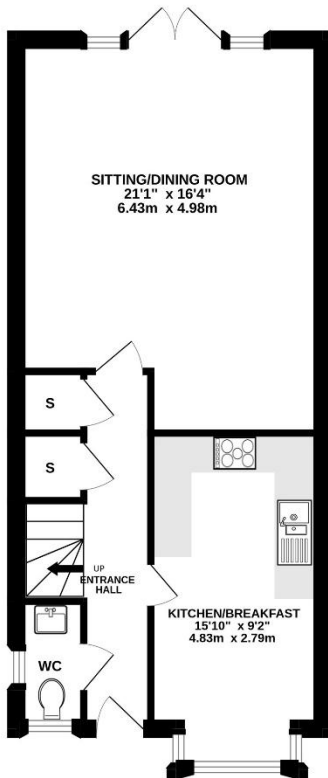


Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small 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.

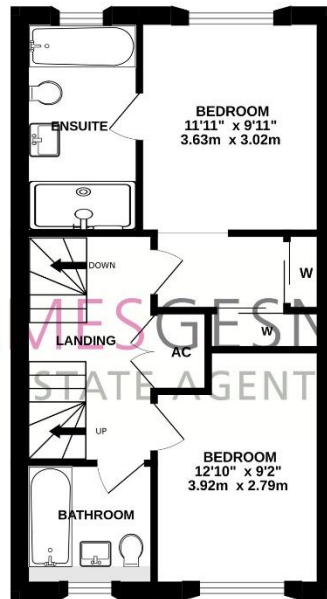
The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area.



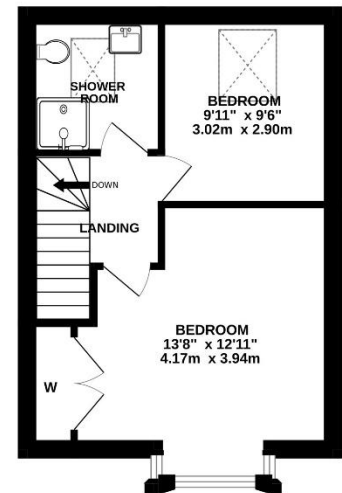
GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.

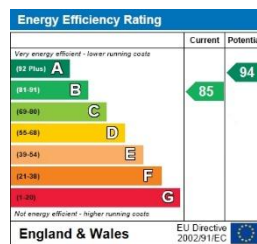


2ND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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