

PROPERTY AGENTS

**JP** Knight



8 Habitat Way, Wallingford OX10 9FT



## 8 Habitat Way, Wallingford

This beautifully presented modern 5-bedroom terraced townhouse built in 2016 offers spacious and versatile accommodation arranged over three floors, situated in a desirable location within Wallingford.

The family home is ideally located on this popular development within walking distance of the town centre shops, amenities and transport links.



## Tenure - Freehold

The ground floor opens into a welcoming entrance hall with a convenient downstairs cloakroom. To the front of the property is a well-appointed kitchen, fitted with a range of integrated appliances of six ring gas hob with extractor hood above, fridge freezer, double oven, washing/dryer, dishwasher. To the rear, the impressive open plan living and dining room provides an abundance of natural light, featuring a striking wall of glazing of windows, double doors opening directly onto the rear garden, three skylights. A useful storage cupboard completes the ground floor accommodation.





On the first floor, the generous principal bedroom overlooks the front and benefits from a full wall of fitted wardrobes, together with a luxurious four-piece suite comprising of a bath, shower cubicle, wash hand basin and w.c.

A second double bedroom is positioned to the rear, also featuring fitted wardrobes and its own ensuite shower room comprising of shower, wc and wash hand basin.

The second floor offers further flexible accommodation, including a front facing bedroom with fitted wardrobes and two further bedrooms to the rear, ideal as bedrooms, a home office or hobby room. These are served by a well appointed family bathroom.

Outside, the enclosed rear garden has been designed for ease of maintenance, with a paved seating area leading onto a mainly lawned garden. A rear access gate and a personnel door providing direct access to the garage add further practicality.

To the Front: There is a path to front door flanked with well stocked borders, lawn, wrought iron fence and hedge boundary.

Garage: 20'1 x 9'10 Up/over door, side door to garden, light and power, eaves storage.

Driveway parking for two cars leading to the garage.



### Directions

Turn left from our office and through the Market Place and onto Reading Road, turn left into St Johns Road and carry along over the mini roundabout until you reach a right hand turn into Borough Avenue. Take the next left into Imray Place where the property can be found on the right hand side.



**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.

TOTAL FLOOR AREA : 1495sq.ft. (138.9 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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