



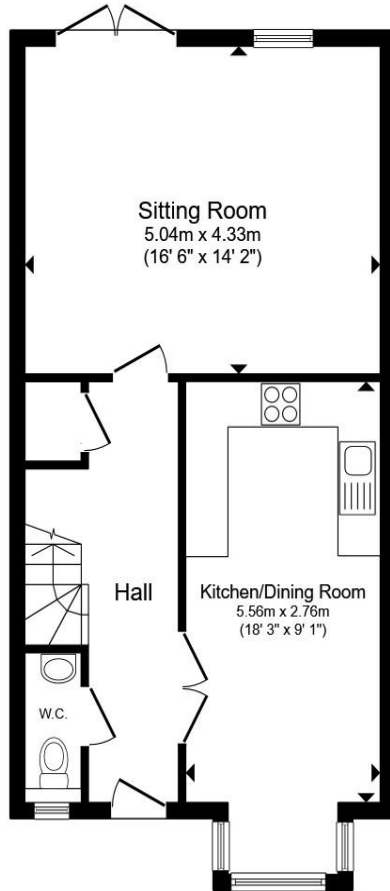
King Henry Avenue, Wallingford, OX10 0FN

Welcome to

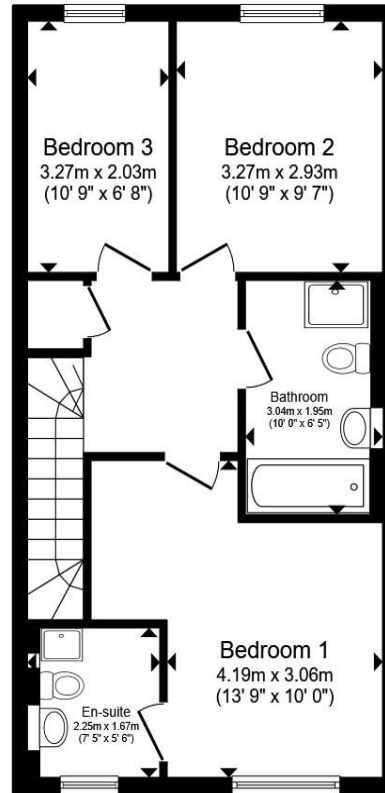
King Henry Avenue, Wallingford

Upon entering, a welcoming hallway leads to a stylish cloakroom and a thoughtfully designed kitchen-breakfast room, complete with Kardine flooring and an attractive box bay window that fills the space with natural light. The heart of the home is the remarkable 16ft x14ft sitting room—offering ample space for both relaxation and entertaining—featuring patio doors that open directly onto the rear garden. Upstairs, discover a main bathroom and three versatile bedrooms. Two are generous doubles, one benefitting from an impressive en-suite, while the third serves perfectly as a large single bedroom or home office. Additional practical features include driveway parking for two vehicles and the assurance of a 10-year NHBC warranty from 2021. This superb property combines stylish contemporary living with an enviable position close to Wallingford's very best offerings. To fully appreciate all that this home has to offer, an early viewing is highly recommended. Book your appointment to view today. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Ground Floor



First Floor

Total floor area 102.2 m² (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

King Henry Avenue, Wallingford

- No Onward Chain
- Desirable Location
- Three Bedrooms
- 18ft Kitchen Dining Room
- 16ft x 14ft Sitting Room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105316



Property Ref:
WLF105316 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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