



Elizabeth Road, Mongewell, Wallingford OX10 8FQ



## Elizabeth Road, Mongewell

**NO ONWARD CHAIN** – This impressive semi-detached house, built by Cala Homes in 2022, offers stylish, contemporary design with high-quality finishes throughout.

The impressive 3-storey home provides spacious and flexible living. To the front, there are 2 private parking spaces. The ground floor features a welcoming sitting room with doors opening directly onto the garden. The modern fitted kitchen is well-appointed with integrated appliances. Across the upper floors, the main bedroom benefits from an ensuite shower room and a family bathroom. The second floor also includes an additional shower room.

The garden itself is beautifully landscaped and thoughtfully designed, boasting two paved terraces that provide ideal space for outdoor dining and seating. The property is located within easy reach of Oxford and Reading, with excellent amenities and schools close by.



## Freehold

**Entrance Hall:** Radiator, wood-style floor, stairs to landing with cupboard under.

**Cloakroom:** Fitted with a white two-piece suite, radiator and wood-style floor, window, down lighters.

**Kitchen/Breakfast Room:** Beautifully fitted with light streaming through the shuttered window at the front. It is well equipped with an extensive range of integrated appliances, with a practical wood-style floor and space for a table. Quartz worktops and an inset stainless steel sink, integrated induction hob with a back plate, extractor hood, double electric oven, fridge freezer, dishwasher and washing machine. Downlighters and a gas boiler.

**Sitting Room:** This delightful room features French doors with side windows overlooking the landscape rear garden, wood-style flooring, radiator.

**Stairs to First Floor Landing:** Stairs rise to the second floor.





Bedroom 1: A window overlooks the landscaped garden, the room includes great storage with a fitted wardrobe and further wardrobe/cupboard and a radiator.

Ensuite Shower Room: Attractively fitted with a stylish white three-piece suite including a wide tiled shower cubicle, wood-style floor, radiator and downlights.

Bedroom 2: Window to the front, radiator.

Bedroom 3: Radiator window to the front.

Bathroom: A modern white three-piece suite, part tiled walls, featuring a wood-style floor, window, radiator, and downlights.

Stairs to Second Floor Landing: Loft hatch, radiator and airing cupboard with hot water tank, slatted shelf.

Bedroom 4: Great views from the front window. The room features a large eaves wardrobe, radiator and downlighters.

Study/Bedroom 5: Ideally placed on the second floor to offer a place of calm for working from home with the versatility of providing an additional bedroom, a view over the garden, radiator.

Shower Room: Smart modern 3-piece suite including a large fitted tiled shower cubicle, wood-style floor, radiator, and window, downlighters.

Outside

To the Front: Two allocated parking spaces.

Rear Garden: Attractively landscaped, the garden comprises a circular lawn with two paved terraces linked by a curved gravel path with a timber garden shed. The gardens are enclosed by timber fencing featuring planting to the borders, including a Silver Birch. A side gate provides access to the front.



## Approximate Gross Internal Area 1167 sq ft - 109 sq m

Ground Floor Area 429 sq ft – 40 sq m

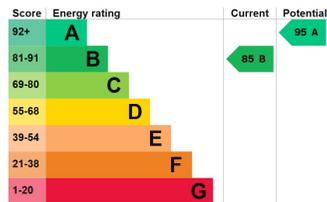
First Floor Area 429 sq ft – 40 sq m

Second Floor Area 309 sq ft – 29 sq m

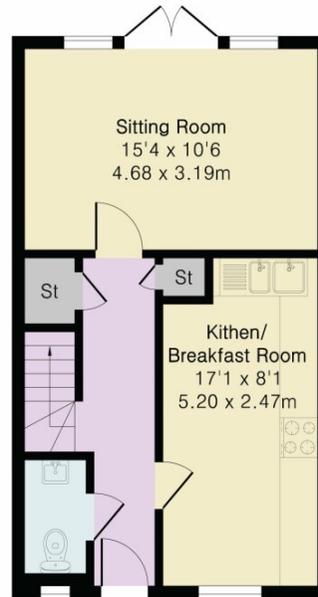


### Directions

From our offices in St Martin's, turn onto St Mary's Street, continue onto Reading Road, at the roundabout, take the 1st exit onto Nosworthy Way/A4130, turn left onto Halifax Road. Turn left onto Elizabeth Road, and the property will be on the right.



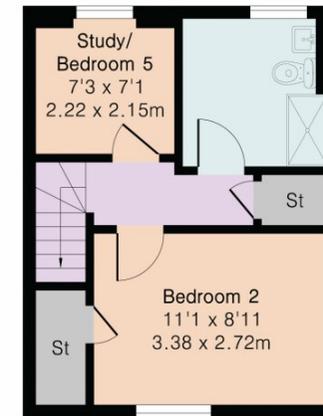
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

