



Hurst Close, Wallingford OX10 9BQ



## Hurst Close, Wallingford

Coming to the market for the first in over 60 years is this delightful three-bedroom semi-detached property ideally located in this quiet cul-de-sac within close proximity to the town centre shops, amenities and local schools. Accommodation comprises a living/dining room with doors to a conservatory and a separate kitchen. On the first floor are three bedrooms and a bathroom.

The secluded rear garden is a lovely feature, extending to 88 feet in length with mature plants, shrubs and trees. To the front there is a spacious driveway with parking for three cars leading to a detached garage.



## Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

### Accommodation

Entrance Hall: Window to side, under stair storage cupboard, radiator, stairs to landing.

Kitchen: 10'10 x 7'4 Window to rear and door to garden, range of storage units and worktop, double oven, gas hob with extractor hood above, space for fridge freezer, storage cupboard.

Living Room: 15'6 x 11'6 Window to front, fireplace with gas fire, tiled mantel and hearth.

Open to:

Dining Room: 10'10 x 9'6 Sliding doors to conservatory, radiator.

: 16'3 x 7'0 Timber frame with French doors to garden, appliance space, light and power.





Stairs to landing: Window to side, loft access.

Bedroom 1: 15'10 x 9'11 Window to front, wardrobe, radiator.

Bedroom 2: 10'10 x 9'11 Window to rear, radiator.

Bedroom 3: 10'0 x 7'2 Window to front, radiator.

Bathroom: Window to rear, white three-piece suite including walk-in shower, tiling, radiator.

Outside

There is a large driveway to the front with parking for several cars leading to a garage at the side of the property with a low brick wall boundary, shrub and flowerbed borders.

The rear garden is very secluded with a terrace leading to a mature lawn and well stocked borders. There are two storage sheds, and a second paved terrace with pergola at the bottom of the garden.

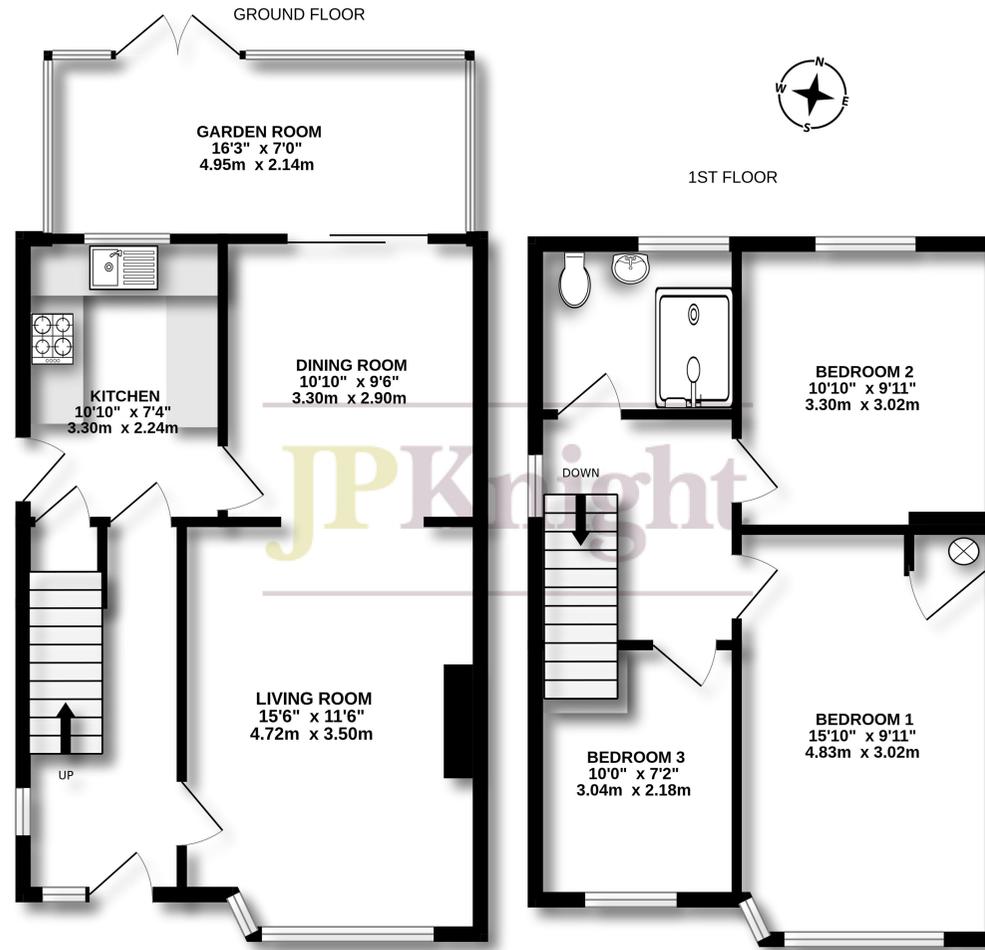


**Directions**

Head north on St Martins Street and turn left onto High Street. At the first roundabout turn left onto Croft Road, take the 2nd exit onto St Johns Road then left into Brookmead Drive after 0.2 miles and turn left into Hurst Close where the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>		
39-54	<b>E</b>	43 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

**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 : 1151sq.ft. (106.9 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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