



Wormald Road, Wallingford OX10 9BE



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Tucked away in this quiet residential road within easy walking distance of the town centre and its amenities, a fabulous family home extending to 2200' with 4 bedrooms and 2 bathrooms. The living accommodation also includes a superb 30' kitchen/living room, an adjacent 21' dining, family room, study, cloakroom and utility. The house was built by the current owners to a high specification in 2002 with Photovoltaic panels added last year: it sits in a secluded plot of 0.15 of an acre including a delightful 60' south facing garden. There is an in/out driveway with ample parking and an integral garage. The property is double glazed with gas central heating to radiators upstairs and with underfloor heating downstairs.



Tenure - Freehold

Accommodation

Double doors open to:

Reception Hall: Tiled and heated floor, stairs to landing with cupboard under, down lighters.

Cloakroom: White two-piece suite, tiling, tiled and heated floor, down lighters.

Study: Window to the front, heated and tiled floor, down lighters.

Spacious Kitchen/Living Room.

Kitchen: Window to rear, range of storage units with granite worktops and breakfast bar, stainless steel sink. Induction hob, extractor hood, double electric oven, fridge, dishwasher, tiled and heated floor, down lighters.

Living Room: Full width windows including French doors to the garden, tiled/heated floor, down lighters.





Dining/Family Room: Bay window to the front, heated and tiled floor, feature fireplace with electric coal effect fire.

Stairs to Galleried Landing: Window to the front, radiator, loft access.

Bedroom 1: Window to the rear, radiator, two wardrobes and eaves cupboard.

Ensuite Shower Room: Fitted with a white three-piece suite, part tiled walls and tiled floor, radiator, velux window and down lighters.

Bedroom 2: Windows to the front and rear, two eaves wardrobes, two radiators, downlighters, loft access.

Bedroom 3: Window to the rear, radiator, wardrobe.

Bedroom 4: Window to the front, eaves wardrobe, radiator, downlighters.

Bathroom: Fitted with a four piece white suite, part tiled walls, wood style floor, radiator, down lighters, window.

Outside:

To the front: In/out block paved drive with a central gravel area, mature beach hedge.

Garage: With an up and over door.

Rear Garden: A fabulous feature the garden faces due south with a good deal of seclusion. There is a large raised area of paving across the rear of the property with steps leading down to a well maintained lawn with shrubs and plants to the borders, mature planting set across the rear. Large feature timber deck to one side with Trellis fencing. Side path to the front, outside lighting and water tap.



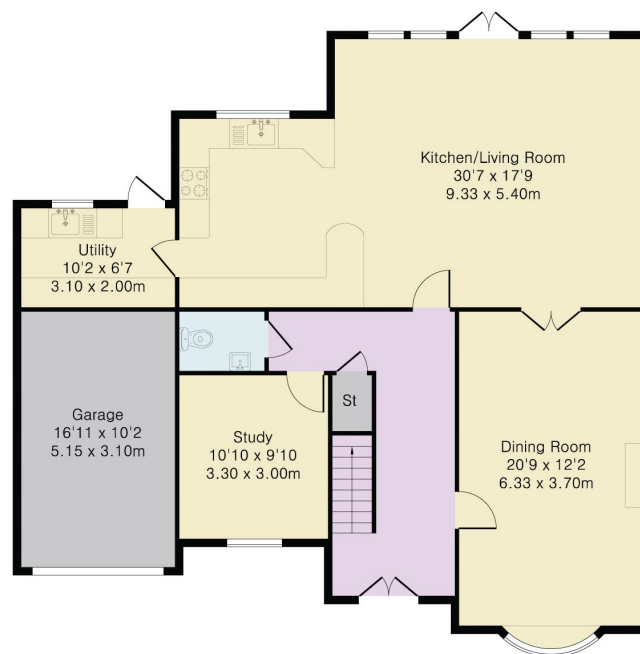
Approximate Gross Internal Area 2240 sq ft - 208 sq m

Ground Floor Area 1311 sq ft – 122 sq m

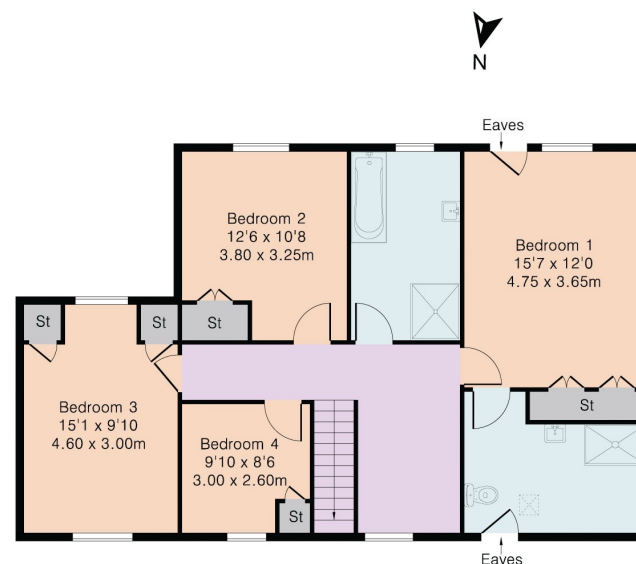
First Floor Area 929 sq ft – 86 sq m

Score	Energy rating	Current	Potential
92+	A	82 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

