



Elizabeth Road, Mongewell, Wallingford OX10 8FQ





## Elizabeth Road, Mongewell

Set on the sought after Carmel Meadows development, a beautifully presented Cala family home with an adjacent garage and drive and a landscaped westerly facing rear garden with a 15' studio.

The house is arranged over 3 floors and comprises 4 bedrooms, 3 bathrooms, study, family room/gym, a double aspect sitting room and a fabulous 20' kitchen/dining room.

This convenient location features local dog walks across the adjacent meadow and is just 1.5 miles from the centre of Wallingford: the nearby A4074 provides access to both Reading and Oxford.



## Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator, cloaks cupboard, stairs to landing.

Cloakroom: White 2-piece suite, wood style floor, downlights, radiator.

Sitting Room: A delightful double aspect room with window to the rear and French doors to the terrace and garden. A range of display cabinets feature a television recess, radiators.

Family Room: Window to the front, radiator, wood style floor, air conditioning unit, under stair storage cupboard.

Kitchen/Breakfast Room: Range of storage units with quartz worktops and breakfast bar, stainless steel sink and a range of tall storage cupboards. Integrated gas hob, stainless steel back plate, extractor hood, double electric oven, fridge/freezer, dishwasher and washing machine. Wood style floor, radiator.







Stairs to First Floor Landing: Radiator, airing cupboard.

Bedroom 1: Double aspect with windows rear and side, radiator, two double wardrobes, downlighters.

Ensuite Shower Room: White 3-piece suite incl. a wide tiled shower cubicle, wood style floor, radiator, downlighters and window.

Bedroom 3: Front aspect and radiator.

Bedroom 4: Window to the front, radiator.

Bathroom: White 4-piece suite incl. bath and tiled shower cubicle, tiling, window, radiator, downlighters.

Stairs to Second Floor Landing: Window to the rear, wardrobe cupboard.

Bedroom 2: Window to the front, two Velux windows to the rear, radiator, downlighters, double wardrobe.  
 Ensuite Shower Room: White 3-piece suite, radiator, Velux window, downlighters.

Study: Window to the front.

Outside:

To the Front: Path to the front door flanked by shrubs and grass, block paved driveway.

Garage: Up/over door, power, door to garden, loft storage.

Rear Garden: Attractively landscaped and facing westerly there is a central lawn with path to studio and garage with side beds of lavender, a pergola and trellis fencing with climbing plants. There are established borders, timber fencing and side gate.

Studio: Full height glazing and doors to the front, wood style floor, downlighters and air conditioning unit.



**Directions**

Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road. Follow the road to the main roundabout and turn left onto Nosworthy Way, after 0.5 mile turn left into Halifax Road, the first left is Elizabeth Road.

**Approximate Gross Internal Area 2096 sq ft - 195 sq m**

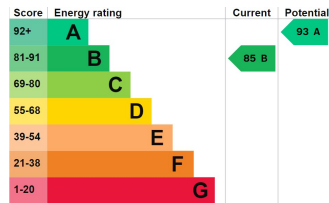
Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 686 sq ft – 64 sq m

Second Floor Area 376 sq ft – 35 sq m

Garage Area 215 sq ft – 20 sq m

Outbuilding Area 133 sq ft – 12 sq m



**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.

