



## 65 St. Georges Road

, Wallingford, OX10 8JG

**Guide price £525,000**



An immaculate 3 bedroom semi detached family home situated within a stones throw of Wallingford School and a short walk to Town centre.



## Description

An immaculate 3 bedroom semi detached family home situated within a stones throw of Wallingford School and a short walk to Town centre.

Entry porch opens to the reception hall which leads to the large feature open plan kitchen, dining, family room with its modern kitchen, island worktop / breakfast bar, lantern window and tri folding doors to the west facing garden.

The property also benefits from a utility room with WC accessed to the rear of the property off the family room.

To the front of the property is the spacious living room with feature fireplace

Upstairs leads to a good sized landing, loft access via pull down ladder (attic part boarded)

Modern bathroom with shower over bath, WC and basin

Large double bedroom to the front of the property

Large double bedroom to the rear of the property

Single bedroom / office to the front with built in storage

Outside leads to the good sized west facing garden with patio terrace

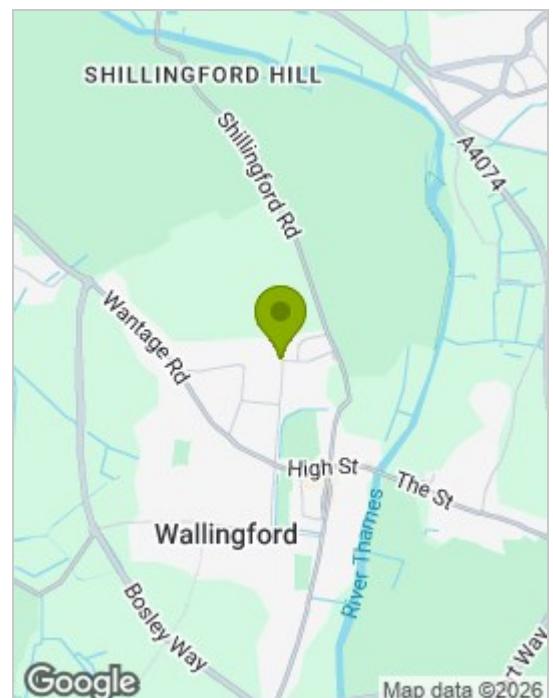
## Rear access

Drive way to front for 2 to 3 vehicles

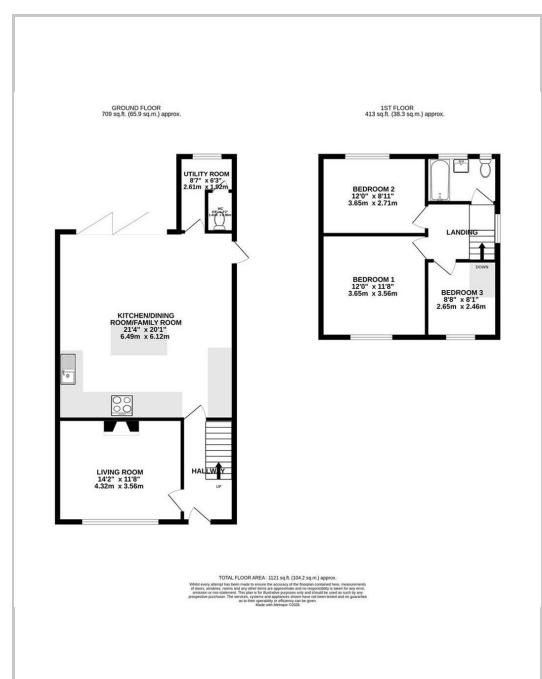
A great opportunity for a light and spacious, recently modernised family home with all the benefits of modern family living.

Wallingford town centre is also within a walking distance with its popular marketplace and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey and Didcot.

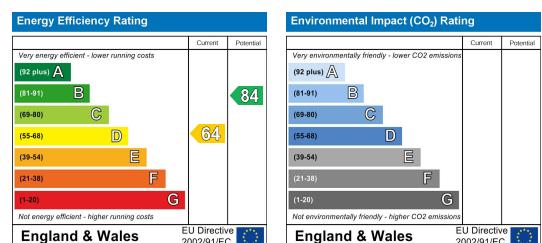
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.