



13 Chiltern Crescent
Wallingford, Oxfordshire, OX10 0PE



JAMESGESNER
- ESTATE AGENTS -



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Oxfordshire
OX10 0PE**

GUIDE £650,000 FREEHOLD



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
G (31-40)	
Not energy efficient - higher running costs	
	78
	44
England & Wales	
EU Directive 2002/91/EC	

Situated on the sought after Fir Tree estate, which is a quiet residential area located to the west of the town centre. Offered for sale for the first time since it was built in 1966 with no onward chain and viewing is highly recommended.

Accommodation comprises; entrance porch, lounge, dining room, enlarged kitchen, 18' x 14 conservatory, cloakroom, integral garage, workshop, five bedrooms (three good doubles and two singles), generous bathroom and shower room. To the front there is a block paved driveway providing parking for four vehicles in tandem. The rear garden is a particular feature to the property with it being west facing and measuring over 120 feet in length. The garden is mainly laid to lawn with many trees and flower and shrub beds as well as a patio area. The property also has gas central heating and double glazing throughout.

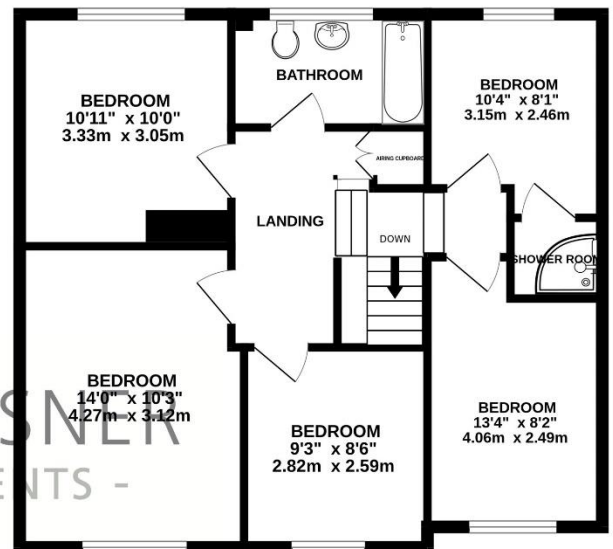
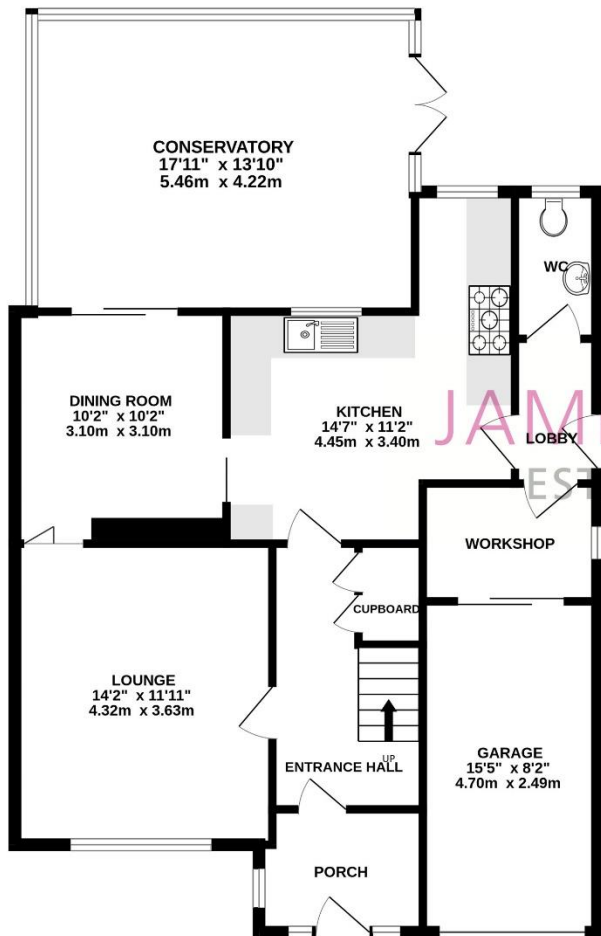


Wallingford offers a superb Waitrose store and a newly opened Lidl. There are an excellent variety of shops, restaurants, and pubs together with a monthly Farmers market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and J7 of the M40 at Lewknor. The A34 is also close by with easy access to Newbury and Oxford. Excellent Primary and Secondary schools can also be found close by.



GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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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