



38 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0PD



JAMESGESNER
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GUIDE £650,000 FREEHOLD



Situated on the sought-after Fir Tree Estate, is this nicely presented four-bedroom family home with generous west facing gardens and ample parking. Offered for sale with no onward chain and the potential to extend at the rear subject to necessary planning. Viewing is highly recommended.

Accommodation comprises; entrance porch, lounge, inner hallway, re-fitted modern kitchen with integrated appliances, dining room, ground floor shower room, the integral garage was converted to provide a utility room and storage facility at the front, a generous landing leads off to four bedrooms (three good doubles a good single) and a re-fitted shower room.

To the front there is a block paved driveway providing parking for two cars with gated side access to further parking for 2-3 cars in tandem. The rear garden is a particular feature to the property with its west facing aspect and measuring over 120 feet in length.



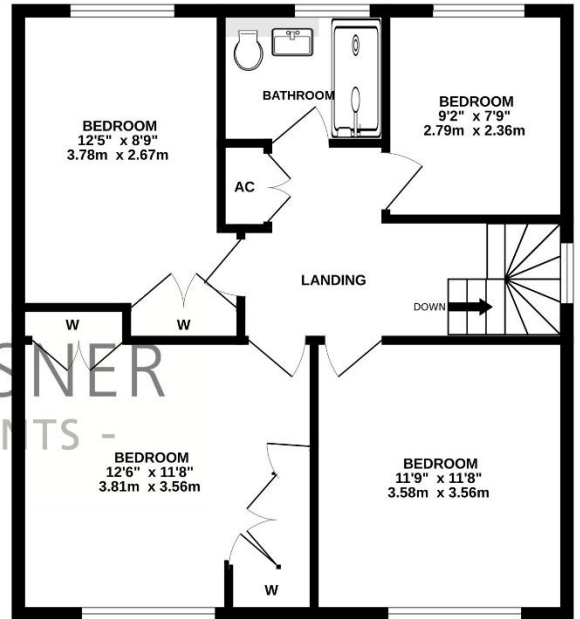
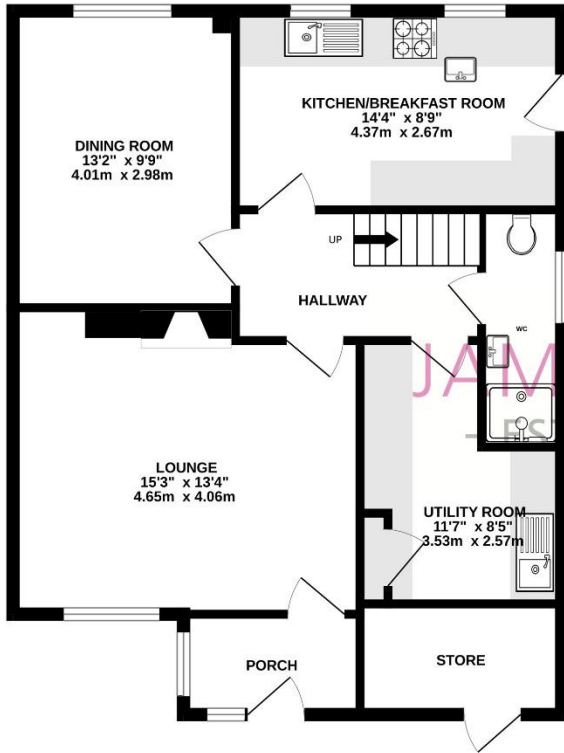
The garden is mainly laid to lawn as well as being well stocked with an array of flower and shrub bed borders, a garden pond and shed. The property also has gas central heating and double glazing throughout.

This property is situated on the ever-popular Fir Tree estate to the west of the Thameside town of Wallingford. Offering a superb Waitrose store and a newly opened Lidl, plus a 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 the A34 to Newbury and Oxford. Choices for nearby schooling and sporting facilities are also excellent.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 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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