



37 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0PD



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**37 Fir Tree Avenue
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OX10 0PD**

OIEO £600,000 FREEHOLD

Situated in one of Wallingford's most desirable residential areas, this extended and beautifully presented detached family home offers generous living space, wrap-around gardens, and driveway parking for up to five vehicles with a garage.

Ideally positioned, the property lies within 400 metres of Fir Tree Junior School and just 1 kilometre from Wallingford town centre, with its excellent shops, restaurants, and amenities.



A spacious entrance hall sets the tone for the home, leading into a welcoming lounge with feature fireplace. To the rear of the property is the impressive 29' re-fitted kitchen/breakfast room, complete with granite work surfaces, a central island, integrated appliances, and French doors opening to the garden. A versatile family room, also with French doors to the side garden, offers additional living space, while a modern shower room completes the ground floor.

Upstairs are three well-proportioned bedrooms (two doubles and a generous single) together with a modern family bathroom. Full uPVC double glazing - Gas central heating.

To the front, a block-paved driveway provides parking for up to five cars and access to the single garage. The fully enclosed gardens wrap around the rear and side of the property, laid mainly to lawn, enclosed with a brick wall providing privacy. A bespoke garden room offers superb flexibility, ideal as a home office, gym, or studio. There is also a garden shed.



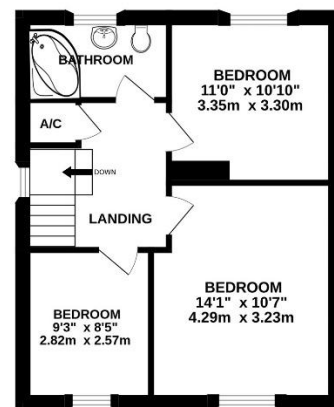
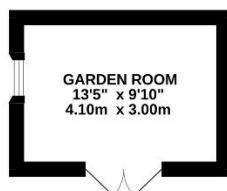
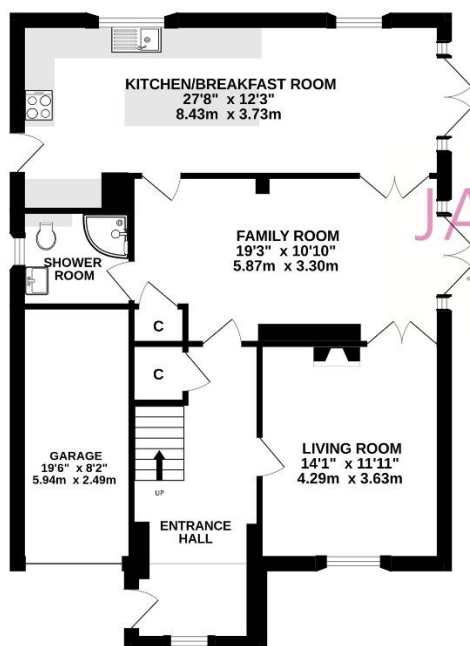
The Fir Tree Estate remains one of Wallingford's most popular residential areas. The vibrant Thameside town offers excellent amenities, including Waitrose and Lidl, a variety of independent shops, restaurants and pubs, a monthly farmers' market, cinema, and theatre.

The location is well connected, with easy access to the M40, M4, Henley, Reading, and Oxford. Didcot Parkway station, just 6 miles away, provides fast rail services to London. Families will also value the highly regarded local schooling, with Fir Tree Junior and Wallingford Secondary School both nearby.



GROUND FLOOR
1124 sq.ft. (104.5 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1626 sq.ft. (151.0 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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JAMESGESNER
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk