



46 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0PD



JAMESGESNER
- ESTATE AGENTS -



**46 Fir Tree Avenue
Wallingford
Oxfordshire
OX10 0PD**

OIEO £600,000 FREEHOLD

Situated on the sought-after Fir Tree Estate, is this four-bedroom family home with generous west facing gardens offered for sale giving the buyer an opportunity to put their own stamp on a property along with excellent potential to extend subject to necessary planning. Viewing highly recommended.



Accommodation comprises; entrance porch, lounge, inner hallway, kitchen, utility, dining room, sun room, integral garage, side lobby/utility, generous landing leading to four bedrooms (three good doubles a good single) and a bathroom. The property also has gas central heating and double glazing throughout.



To the front there is a driveway providing parking for one/two cars with side access via the side lobby/utility leading to 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 well stocked with a variety of mature trees, flower and shrub bed boards, green house and summer house.

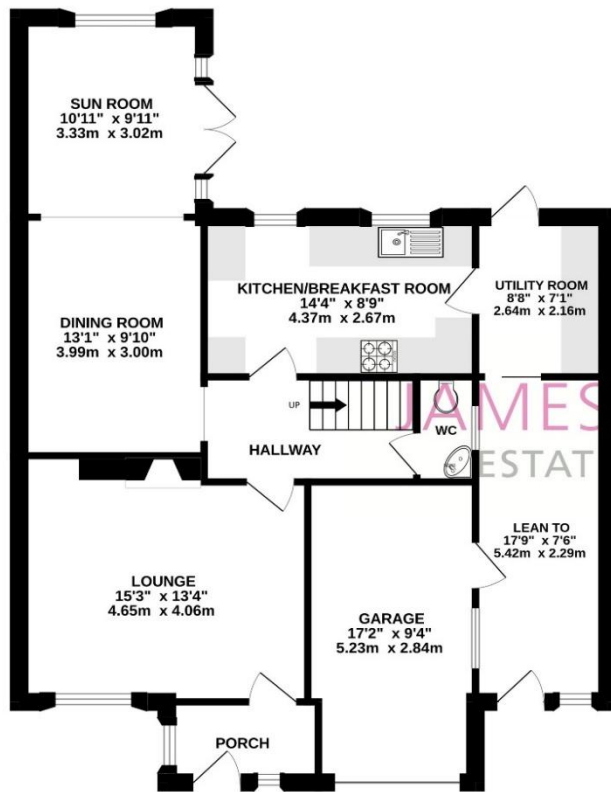
This property is situated on the ever-popular Fir Tree estate to the west of the Thameside town of Wallingford. Offering a superb Waitrose store and a newly opened Lidl, plus a variety of shops, restaurants and pubs together with a monthly Farmers market, a cinema and theatre.



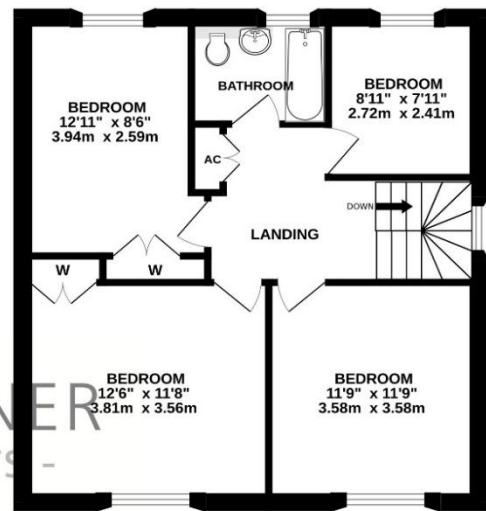
Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Choices for nearby schooling and sporting facilities are also excellent.



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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