



23 St. Johns Road
Wallingford, Oxfordshire, OX10 9AQ



JAMESGESNER
- ESTATE AGENTS -



**23 St. Johns Road
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GUIDE £650,000 FREEHOLD



A beautifully extended four-bedroom semi-detached home, finished to an exceptional standard and arranged to offer superb family living throughout. Bright, stylish and thoughtfully designed, this is a home that truly works for modern life.

Set within easy reach of the town centre, the doctors` surgery and St John`s Primary School, the property welcomes you with an entrance hall leading to a cosy lounge complete with open fire, a separate family room, and a stunning re-fitted kitchen which is fully integrated and opening into a generous dining area with doors out to the garden, it is very much the heart of the home. A cloakroom and a useful utility room complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, a family bathroom with a roll-top bath, and an en-suite serving the principal bedroom.



The front offers driveway parking for two cars, with gated side access leading to a fully enclosed rear garden, laid mainly to lawn. A high-quality garden office provides the perfect space for homeworking, creative pursuits or a private studio, complemented by two additional brick-built storage rooms.

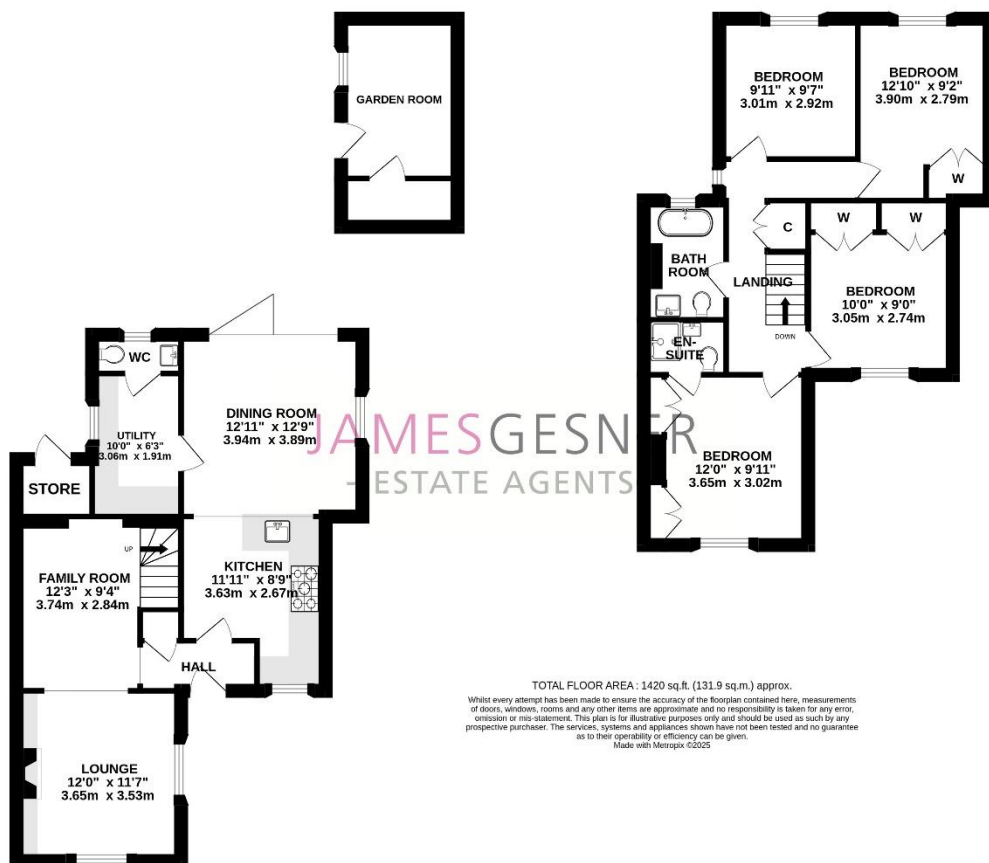
Positioned within 500 metres of the town centre, the property enjoys excellent local amenities including a superb Waitrose, the newly opened Lidl, an array of independent shops, restaurants and pubs, plus a monthly Farmers` Market, cinema and theatre.

Communications are first-class, with easy access to the M4 at Theale and the A34 to Newbury and Oxford. Local schooling and sporting facilities are also excellent, making this an outstanding choice for families.



GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



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