



3 Egerton Road
Wallingford, Oxfordshire, OX10 0HL



JAMESGESNER
- ESTATE AGENTS -



**3 Egerton Road
Wallingford
Oxfordshire
OX10 0HL**

GUIDE £450,000 FREEHOLD



Situated within close proximity to the town centre is this beautifully presented and extended two double bedroom Victorian house offering three reception areas, two bathrooms and two wood burning stoves.

The property is nicely presented throughout with accommodation comprising, entrance hall, shower room, lounge with wood burning stove, open plan kitchen dining room, family room with bi-folding doors, two double bedrooms and a bathroom on the first floor.

Gas central heating double glazing throughout. The property has an enclosed garden to the rear which is laid to lawn and patio. There is also brick built storage shed/home office with power and gated rear access.

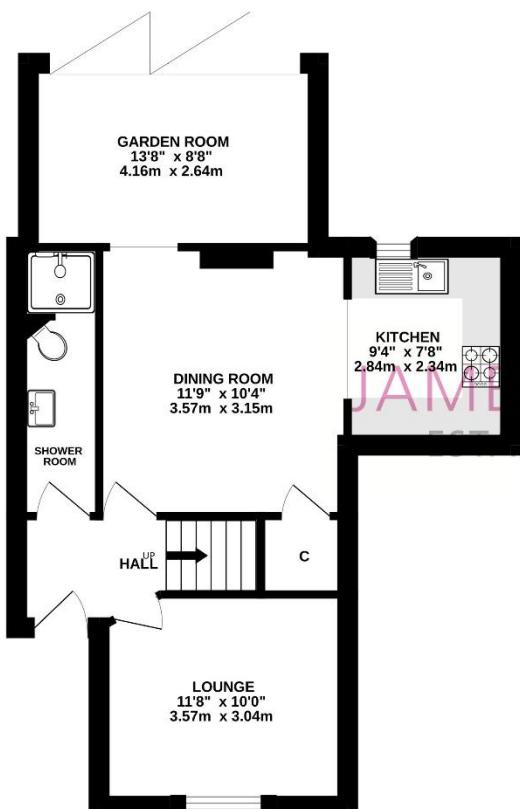


Situated within 300 metres to the centre of the Thameside town of Wallingford. Offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer's market, a cinema and theatre.

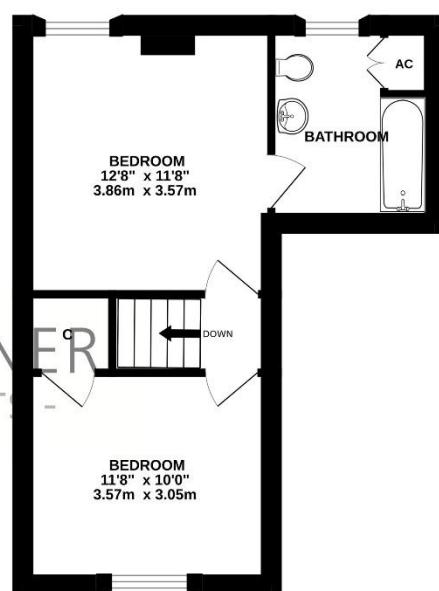
Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Wallingford secondary School is just 500 metres away and St Johns Primary is just 250 metres.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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	65	77
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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