



9 Hazel Grove
Wallingford, Oxfordshire, OX10 0TA



JAMESGESNER
- ESTATE AGENTS -



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Oxfordshire
OX10 0TA**

OIEO £425,000 FREEHOLD

An exceptional opportunity to acquire this beautifully presented three double bedroom staggered terrace, enviably positioned within one of Wallingford's most desirable settings, just a short 500-metre stroll from the heart of the town centre.



Offered to the market with the significant advantage of no onward chain, the property further benefits from full uPVC double glazing and gas central heating throughout (new combi boiler). The accommodation is both well-balanced and thoughtfully arranged.

A welcoming porch leads into a generous 16`10 lounge, providing an ideal space for relaxation and entertaining. To the rear, a stylishly re-fitted kitchen/dining room forms the hub of the home, complemented by a practical utility room and a convenient cloakroom. Upstairs, three well-proportioned double bedrooms are served by a contemporary re-fitted bathroom, complete with both a separate shower and bath, perfectly catering to modern family living.



Externally, the property continues to impress. To the front, driveway parking comfortably accommodates two vehicles, alongside a useful storage area (formerly part of the garage, now partially converted). The rear garden is well maintained, fully enclosed, and thoughtfully arranged with a combination of lawn and patio, as well as gated rear access for added convenience.



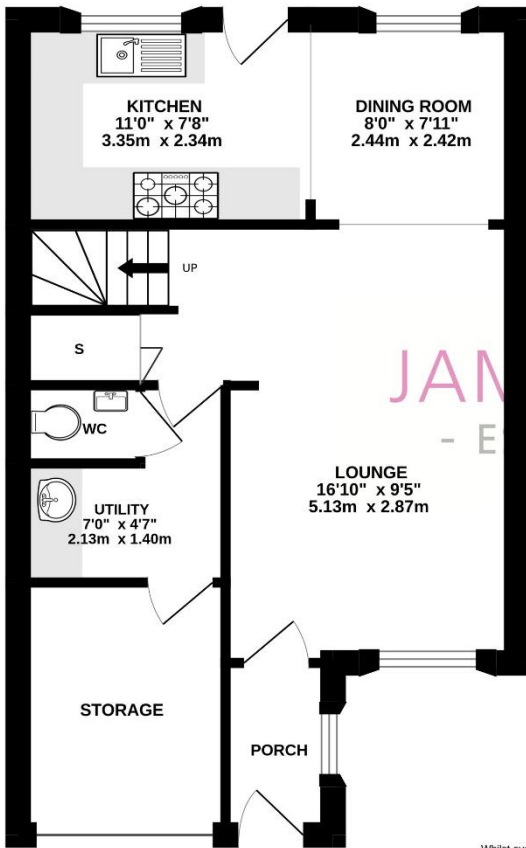
Wallingford itself is steeped in history and charm. Once a fortified Saxon town on the banks of the River Thames, remnants of its historic walls remain visible today. The town's rich heritage is further reflected in the ruins of Wallingford Castle, originally constructed by William the Conqueror and later serving as a royal residence. Now a thriving market town, Wallingford boasts a vibrant yet quintessentially English atmosphere, with its conservation area showcasing architecture dating back to the 14th century.

Residents enjoy an array of independent shops, traditional pubs, restaurants, and the characterful Lamb Arcade, alongside picturesque green spaces and riverside walks within an Area of Outstanding Natural Beauty.

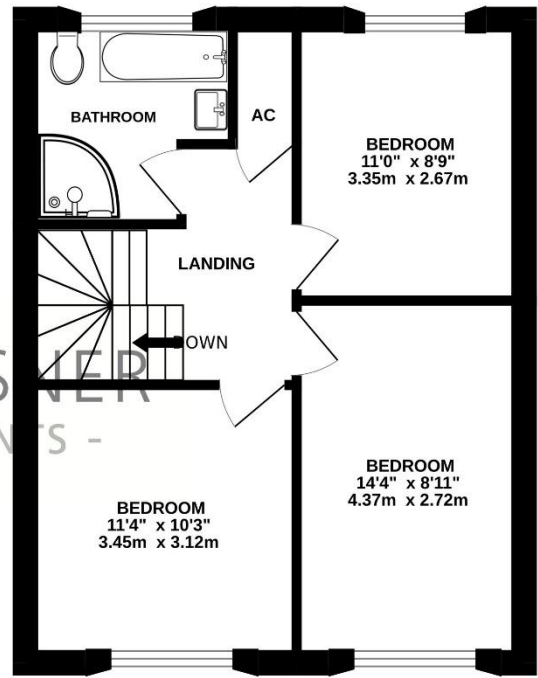
For commuters, the location is particularly advantageous, offering convenient access to the M40 and M4, as well as the nearby centres of Henley-on-Thames, Reading, and Oxford. Didcot Station is just 6 miles away providing fast direct trains to London in under 40 minutes.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	82
England & Wales		EU Directive 2002/91/EC	



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