



39 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0PD



JAMESGESNER
- ESTATE AGENTS -



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

OIEO £700,000 FREEHOLD

Occupying a prime position within one of Wallingford's most sought-after residential developments, this superbly extended and impeccably presented family home offers spacious, versatile accommodation, thoughtfully updated throughout and ideally located less than a kilometre from the town centre. The current owners have invested significantly in the property, carrying out comprehensive improvements since purchasing in 2012.

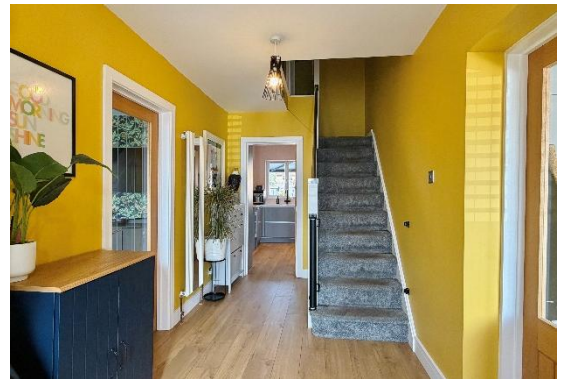


From the moment you step inside, the quality of this home is immediately apparent. A welcoming entrance hall leads to a comfortable 14ft sitting room, a separate study ideal for home working, and a stunning 27' re-fitted TKS Michael Roux Jnr kitchen/dining room that forms the heart of the home.

Finished with granite work surfaces and a full range of integrated Neff and Bosch appliances, the space is perfectly designed for modern family living, with sliding doors opening directly onto the rear garden. A practical utility room and contemporary ground-floor shower room complete the accommodation on this level.

Upstairs, a generous landing provides access to four bedrooms, including three excellent double rooms and a fourth smaller double bedroom. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property continues to impress. A block-paved driveway provides off-street parking for two to three vehicles and includes an EV charging point. Gated side access leads to the beautifully landscaped rear garden, a wonderful space for both entertaining and relaxation. A substantial patio terrace features a hot tub together with a retractable awning and heating, creating an ideal outdoor living area that can be enjoyed throughout the seasons. Beyond, the garden is predominantly laid to lawn with a further seating area positioned at the far end. A garden shed provides useful external storage.



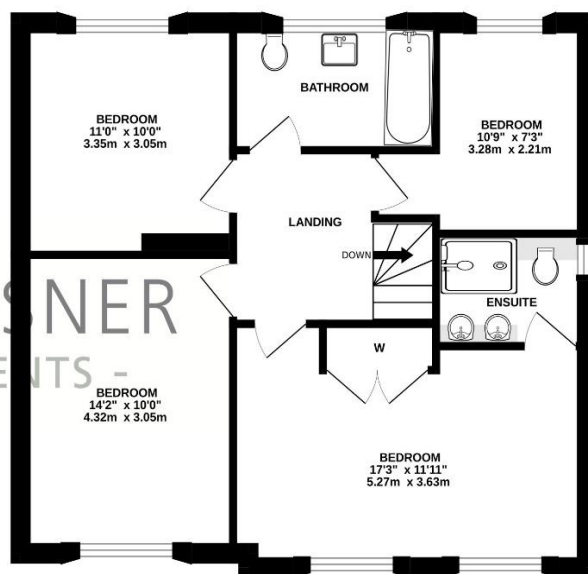
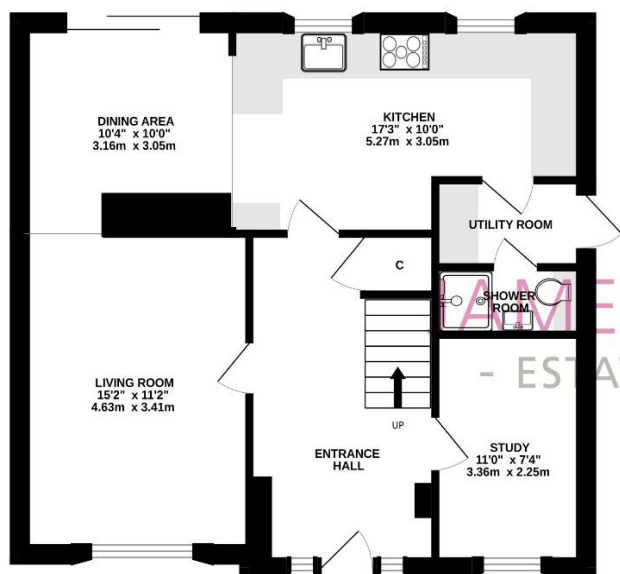
The Fir Tree Estate remains one of Wallingford's most desirable locations, particularly popular with families due to its proximity to excellent schooling and the town's extensive amenities. Wallingford itself offers an enviable lifestyle, with a vibrant selection of independent shops, cafés, restaurants and public houses, alongside a cinema, theatre and regular farmers' market.



Excellent transport connections provide convenient access to Oxford, Reading, Henley-on-Thames, the M40 and M4, while fast rail services to London are available from nearby Didcot Parkway, approximately six miles away.

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
702 sq.ft. (65.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	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			
England & Wales		74	79
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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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