



## 47 Queens Avenue

, Wallingford, OX10 0NE

**Guide price £420,000**



A very well presented, spacious and high specification 4 bedroom property set in a quiet cul de sac location and within walking distance to Wallingford town centre and River Thames.



## Description

Enter the front door into the reception porch which opens up in to the living room with open fireplace and over looks the communal garden space to the front of the property, off the lounge via the pocket door is the modern open plan kitchen / dining room with breakfast bar and opens up in to the light and spacious family room / home office area with bifold doors to the rear garden. The utility room is off the kitchen which is very spacious and equipped with a cloakroom and side access to the property.

Upstairs leads to

Large master suite with en suite shower room, built in storage with integrated lighting

Small double bedroom to the rear of the property

Double bedroom to the front of the property

Small single bedroom to the front of the property

Family bathroom with bath, WC and basin

Outside to

Very good-sized private garden with patio terrace, large shed, raised beds, veg patch as well as lots of trees providing extra privacy. Access to the side of the property is also from the rear garden

This very well presented family home offers light and spacious accommodation with the benefits of the open plan family room and additional living room, good size garden and with plenty of storage offered means this family home ticks a lot of boxes for modern family living.

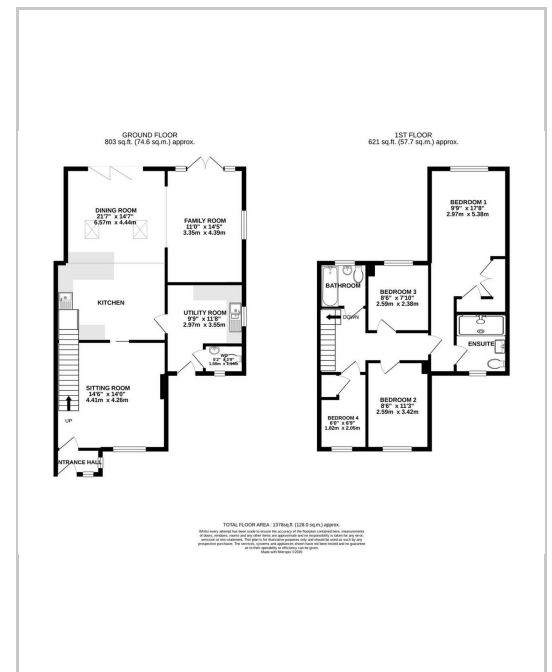
Wallingford town centre is also within a walking distance with its popular marketplace and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl.

Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey and Didcot.

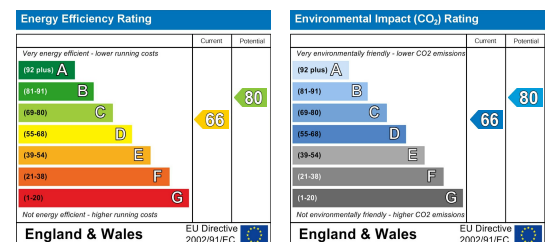
## Area Map



## Floor Plans



## Energy Efficiency Graph



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