

WE VALUE



YOUR HOME



Wyndham Gardens, Wallingford  
£795,000



Set within a cul-de-sac just a short stroll from Wallingford town centre, this four-bedroom detached home is beautifully presented and thoughtfully extended to suit modern family living.

The ground floor offers a welcoming entrance leading to a spacious open-plan kitchen/diner, complete with an island breakfast bar, dual-aspect windows and plenty of space for entertaining. The lounge features a bay window and fireplace, while a versatile snug provides the perfect spot for a home office, playroom, or relaxation space. A separate utility room and a convenient cloakroom complete the downstairs layout.

Upstairs, there are four well-proportioned bedrooms, three of which are doubles. The main bedroom boasts a sleek en-suite shower room, while a stylish family bathroom serves the remaining rooms.

Outside, the rear garden is enclosed by charming brick walling, offering secure space with a good degree of privacy. To the front, there is off-street parking for two vehicles.

What the owner says:  
"There's a lovely community in the cul-de-sac, and we're within close proximity to the town centre and all its amenities."





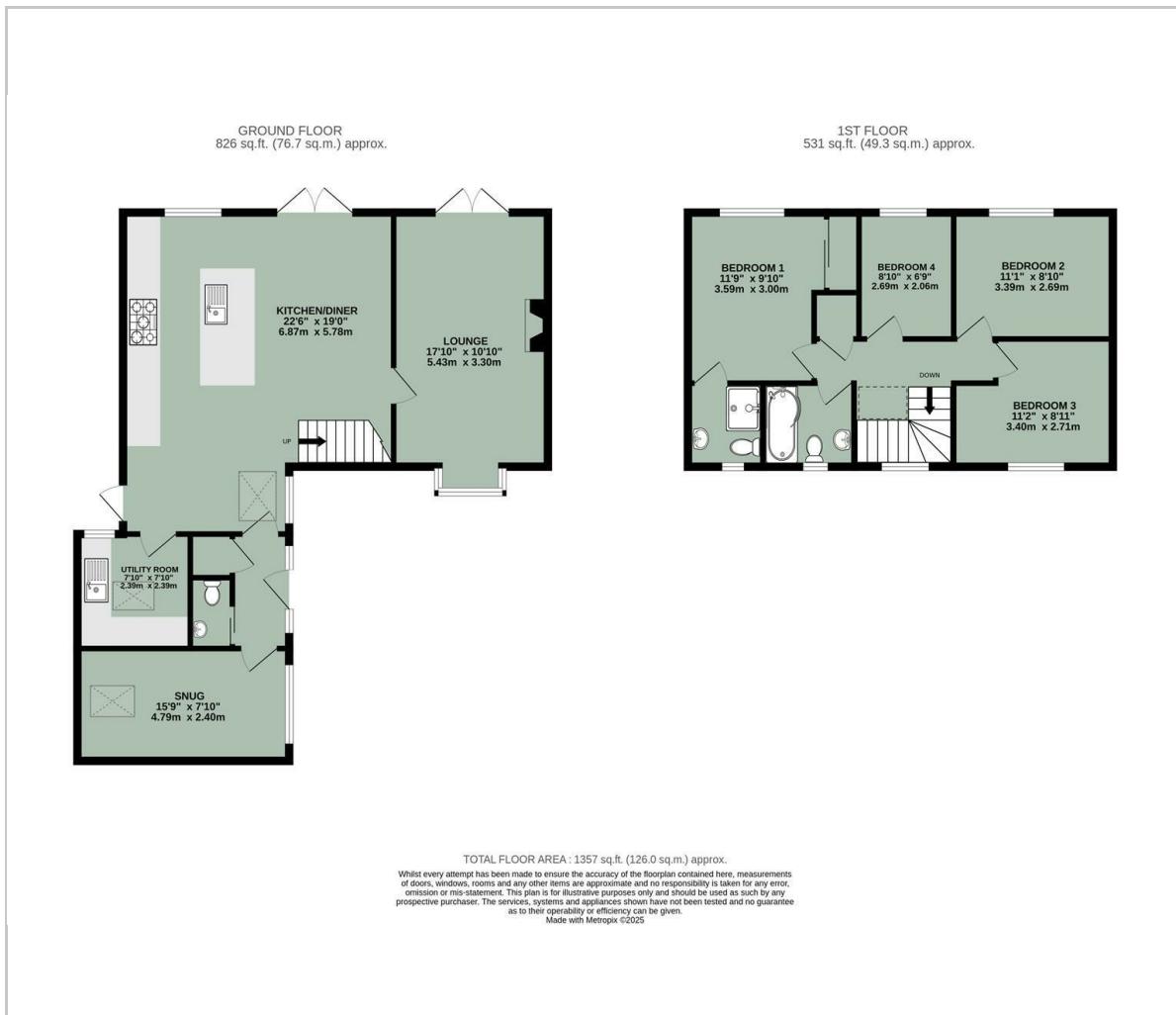
- BEAUTIFULLY PRESENTED & EXTENDED – A STYLISH AND SPACIOUS DETACHED FOUR-BEDROOM FAMILY HOME
- PRIME LOCATION – TUCKED AWAY IN A CUL-DE-SAC JUST A SHORT STROLL FROM THE HEART OF WALLINGFORD
- CONTEMPORARY OPEN-PLAN SPACE WITH CENTRAL ISLAND AND BREAKFAST BAR, PERFECT FOR ENTERTAINING
- VERSATILE GROUND FLOOR LIVING – INCLUDES A GENEROUS LOUNGE, COSY SNUG, PRACTICAL UTILITY ROOM, AND CONVENIENT CLOAKROOM
- MODERN BATHROOMS - EN-SUITE & FAMILY BATHROOM
- ENCLOSURE REAR GARDEN
- OFF-STREET PARKING FOR TWO VEHICLES

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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