



Lawrence Avenue, Shrivenham
Oxfordshire, Offers in Excess of £450,000

Waymark

Lawrence Avenue, Shrivenham SN6 8FZ

Oxfordshire

Freehold

Spacious Detached House | Three Large Double Bedrooms All With Built-in Wardrobes | Three Modern Bathrooms Including Two En-Suite Shower Rooms | Two Reception Rooms | Including Large Open Plan Kitchen/Diner With Bi-Fold Doors To Garden | Utility & Downstairs W/C | Front & Rear Gardens | Driveway Parking & Garage | Beautiful Views Over Green Space And Church To The Front | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this spacious, modern three double bedroom detached property which is located in a popular location within Shrivenham and has a beautiful view over an open green towards the church to the front. The property is only a short walk to the High Street, amenities and local schooling as well as having great commuter access onto the A420. The property also benefits from three spacious double bedrooms, two large reception rooms, three modern bathrooms, driveway parking, garage and both front and rear gardens.

The property is in immaculate condition throughout and comprises; Entrance hall, downstairs w/c, sitting room with access to large storage cupboard, spacious open plan kitchen/diner complete with built-in appliances and bi-fold doors to garden, utility area with access to garden, landing with storage cupboard, modern fully tiled family bathroom, three spacious and light bedrooms, all with built-in wardrobes and two with modern en-suite shower rooms.

Outside, there is a driveway which leads up to the integral garage which provides ample parking. There is also a small garden along with a beautiful view to the front over a green. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining.

The property is freehold and connected to mains gas, electricity, water

and drainage. There is circa 8 years left of NHBC Warranty, and this property really must be viewed to be fully appreciated.

Location

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



Waymark
Faringdon Office

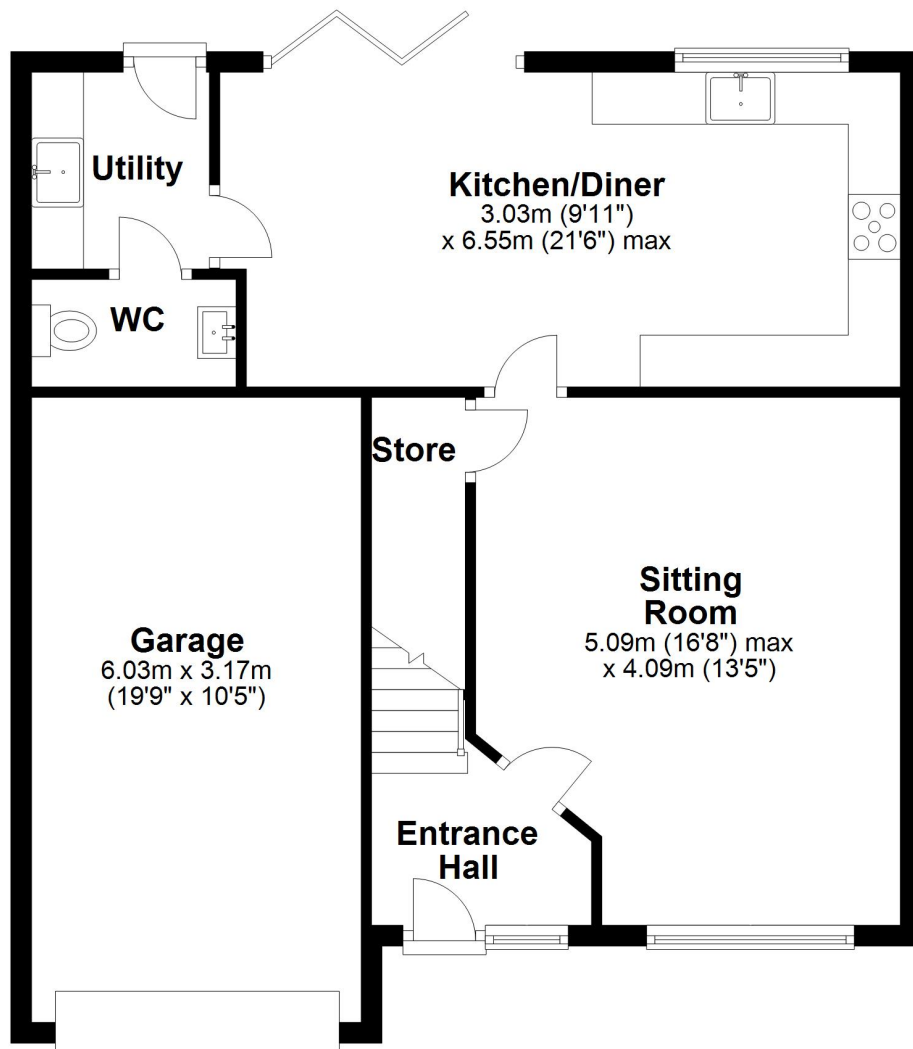
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

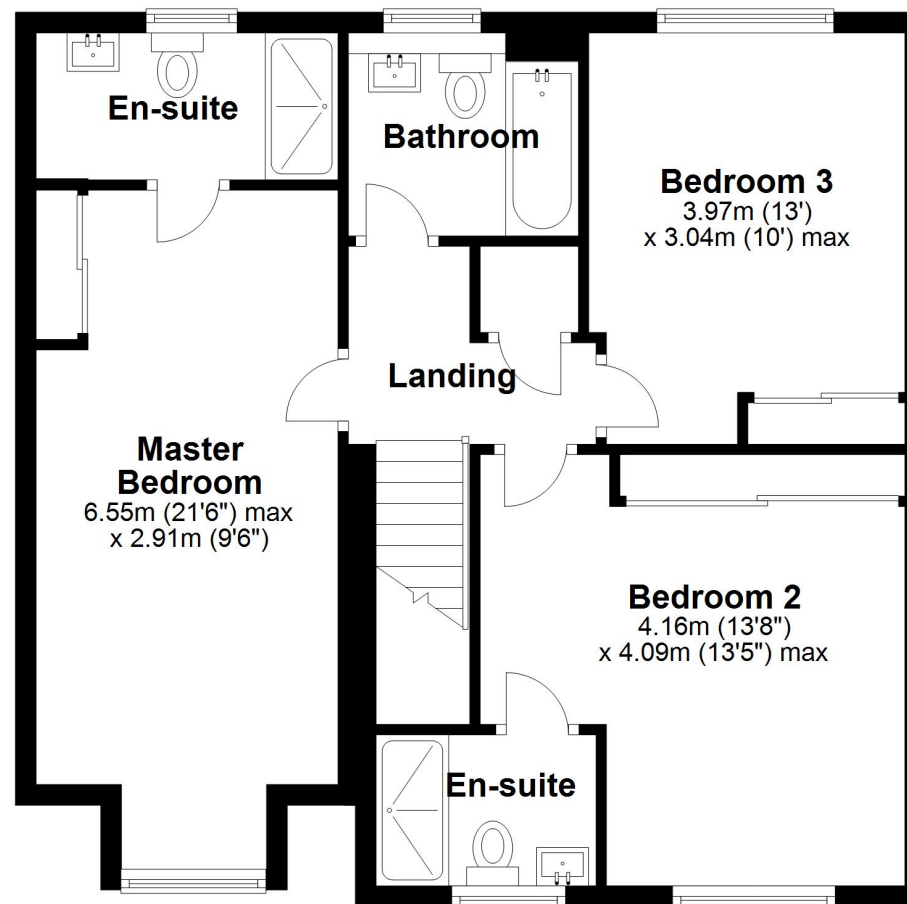
Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

