



Folly View Crescent, Faringdon  
Oxfordshire, Guide Price £535,000

Waymark

# Folly View Crescent, Faringdon SN7 7DJ

Oxfordshire

Freehold

**Detached Bungalow | Three Double Bedrooms | Two Bedrooms With En-Suite Bathrooms And Fitted Wardobes | Two Spacious Reception Rooms And Kitchen | utility Area | Driveway Parking | Private Landscaped Garden | Quiet End Of Cul-De-Sac Position | Close To All Amenities**

## Description

A fantastic opportunity to purchase this spacious three double bedroom detached bungalow. The property is situated in a popular and established location at the end of a quiet cul-de-sac in Faringdon, and is only a short walk to the local shop, schooling, leisure centre and bus stop. The property also benefits from two spacious reception rooms, two bathrooms, driveway parking and private and landscaped rear garden.

The property offers flexible accommodation throughout and comprises; Entrance hall with built-in storage, separate w/c, kitchen, utility area with access to driveway, spacious open plan sitting/dining room, large family room with access to garden, three spacious double bedroom, master and second bedrooms both benefit from en-suite bathrooms and fitted wardrobes.

Outside there is a gravelled driveway to the front of the property which provides ample off-street parking. The rear garden is very private and quiet and has been beautifully landscaped. The garden is laid to lawn along with a large raised decking area and gravelled area which is perfect for outside dining and entertaining. There is also a courtyard area laid to paved patio as well as greenhouse and lots of specimen trees including fruit trees.

The property is freehold and is connected to mains electricity, water and drainage. There is upvc double glazing and electric heating throughout. This property must be viewed to be fully appreciated.

## Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



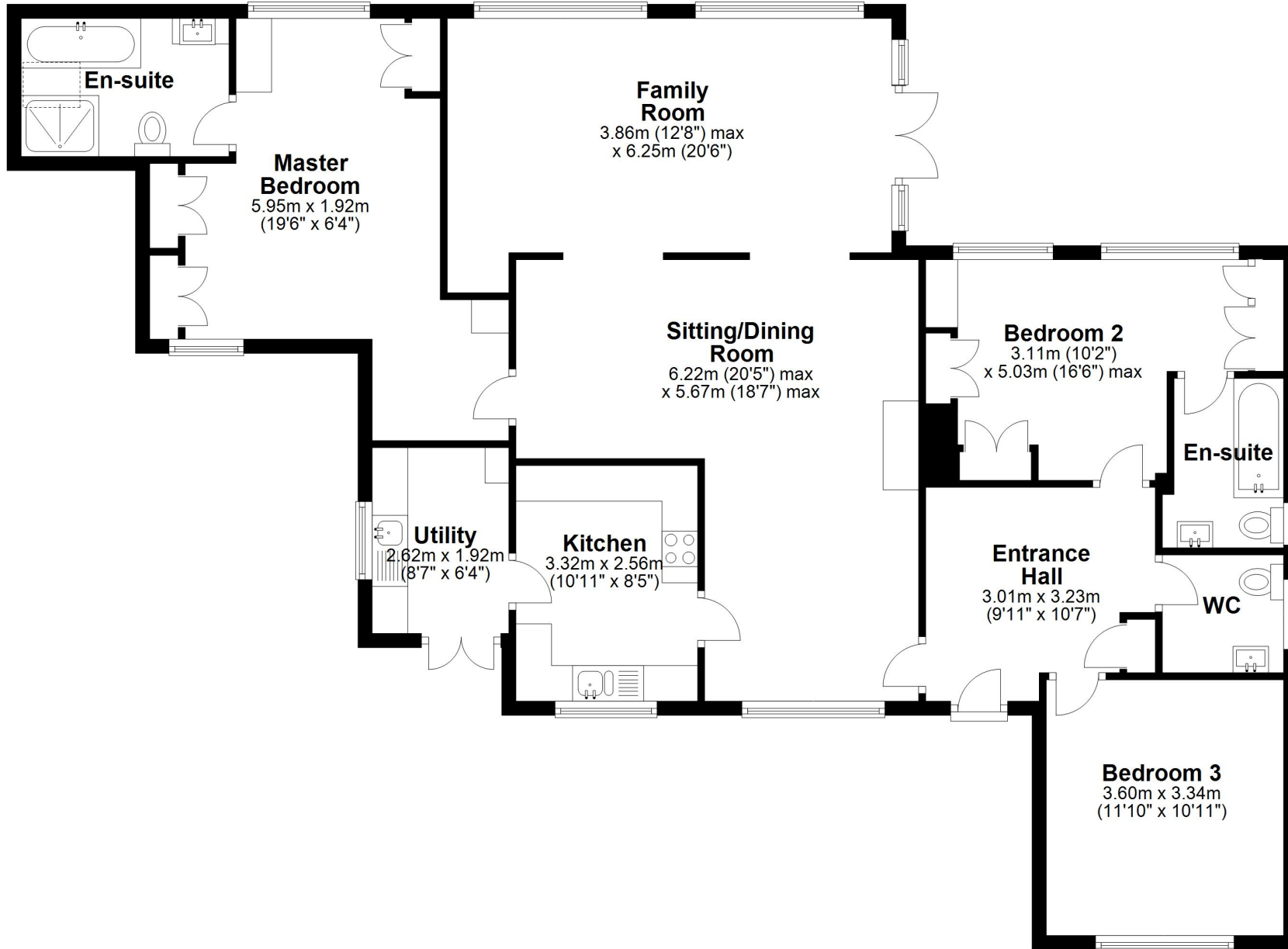
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## Ground Floor

Approx. 131.3 sq. metres (1412.8 sq. feet)



Total area: approx. 131.3 sq. metres (1412.8 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.

