



Proctor Way, Faringdon
Oxfordshire, Offers in Excess of £425,000

Waymark

Proctor Way, Faringdon SN7 7UY

Oxfordshire

Freehold

No Onward Chain - Viewing Highly Advised! | Detached Family Home | Four Bedrooms | Two Spacious Reception Rooms | Open Plan Kitchen/Diner/Family Room | Two Modern Bathrooms | Utility Cupboard & Downstairs W/C | Driveway Parking And Garage | Rear Garden With Lawn And Paved Patio Area | Close To All Amenities, Schooling & Open Countryside

Description

A fantastic opportunity to purchase this beautiful, modern four bedroom detached family home which is located in a popular position within Faringdon, and situated on a quiet and small cul-de-sac complete with a nice open outlook to the front. The property is walking distance to amenities including super markets, local schooling, as well as benefiting from great commuter access onto the A420. The property also benefits from four light and airy bedrooms, two spacious reception rooms, two modern bathrooms, driveway parking and rear garden.

The property is offered to the market chain free and the accommodation comprises; Entrance hall, utility/storage cupboard, downstairs w/c, beautiful open plan kitchen/diner/family room complete with built-in appliances and French doors out to the garden, sitting room, landing, modern family bathroom with both walk-in shower and bath, four light and airy bedrooms, master with large fitted wardrobes and modern en-suite shower room.

Outside there is a driveway to the right side of the property which provides parking for at least two vehicles and leads up to the single garage. The rear garden has been landscaped and is mainly laid to lawn along with two spacious paved patio areas which are perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and modern upvc double glazing. The property was built circa one year ago by reputable builders Bloor Homes, so there is still circa 9 years remaining of NHBC builders warranty. 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



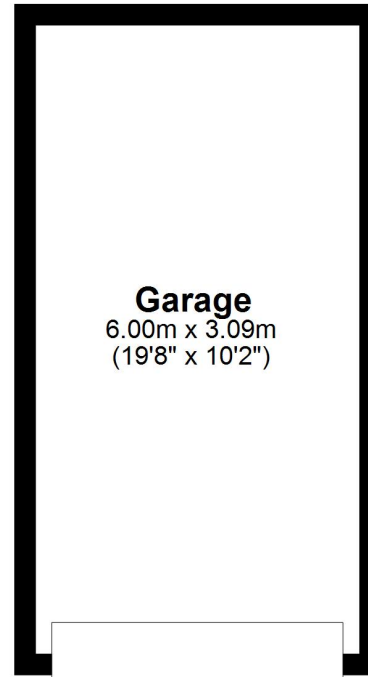
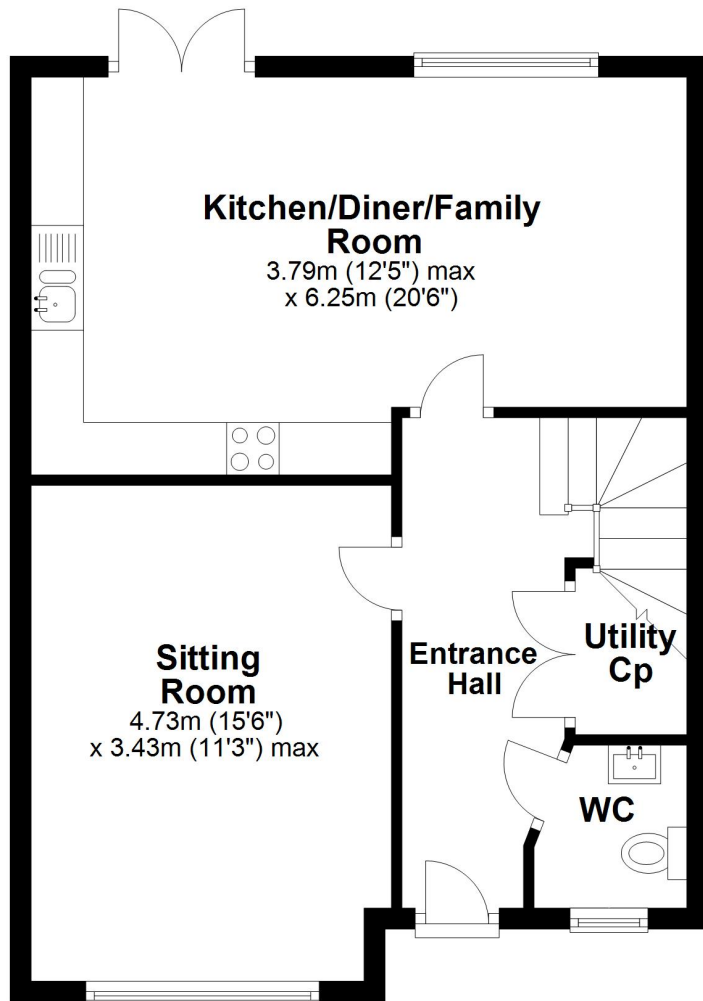
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

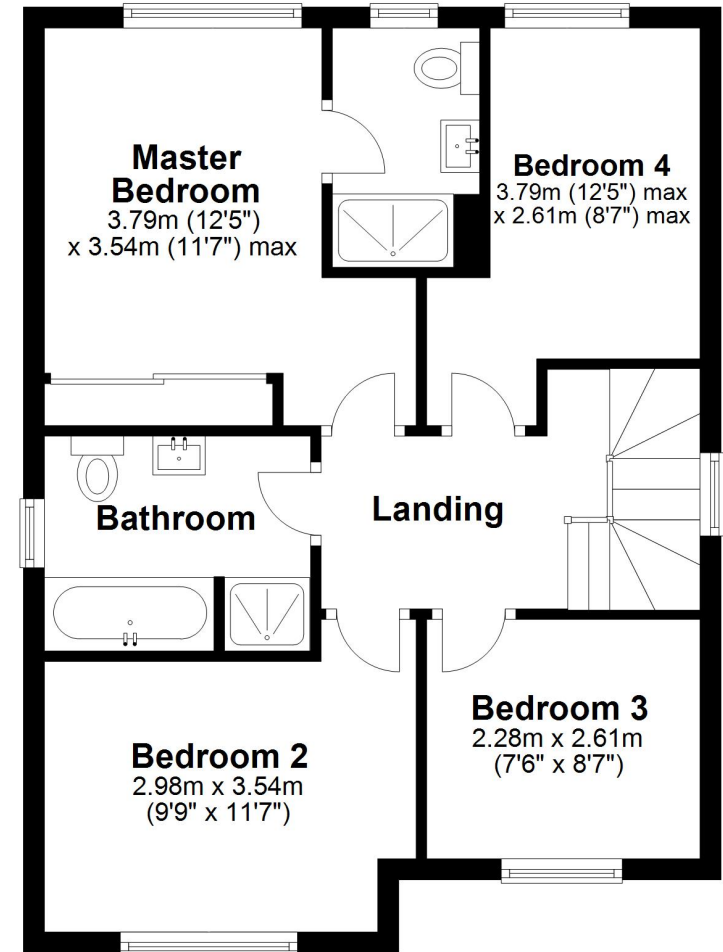
Ground Floor

Approx. 70.3 sq. metres (756.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

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.

