



40 Walker Drive, Faringdon
Oxfordshire, Guide Price £325,000

Waymark

Walker Drive, Faringdon SN7 7FZ

Oxfordshire

Freehold

Semi-Detached House | Three Bedrooms | Open Plan Living Area | Modern Kitchen/Breakfast Room | Two Modern Bathrooms And Downstairs W/C | Driveway Parking And Garage | Rear Garden | Popular & Sought After Location | Close To All Amenities

Description

A fantastic opportunity to purchase this immaculate three bedroom semi-detached property which is situated in a popular area in Faringdon and only a short walk to local amenities. The property also benefits from open plan living space, three bedrooms, driveway parking, garage and rear garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, modern kitchen/breakfast room, spacious open plan sitting/dining room with french doors out to the garden and built-in storage, landing with built-in storage cupboard, modern bathroom and three light and airy bedrooms, master with fitted wardrobes and en-suite shower room.

Outside, there is a driveway to the front leading to the garage which provides off-street parking and storage. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There is also side access into the garage from the garden.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout.

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: C



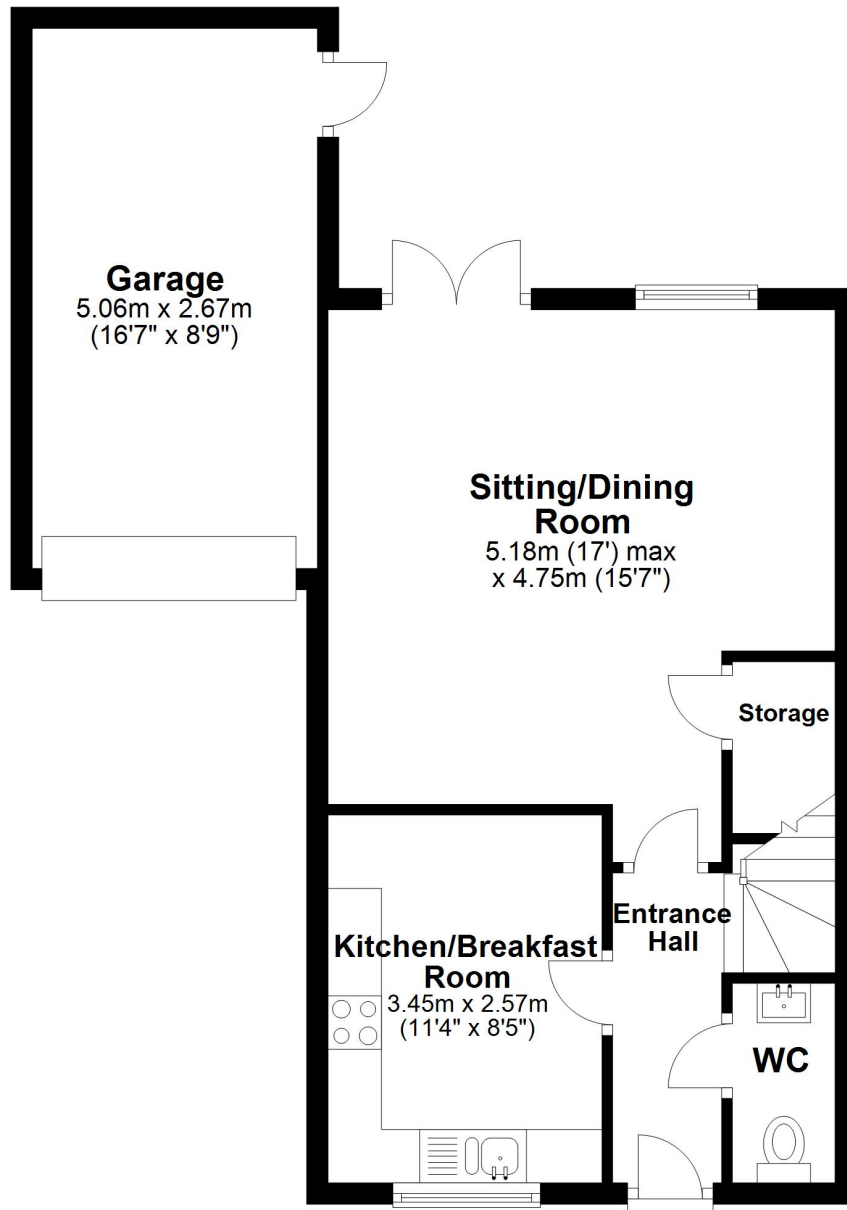
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

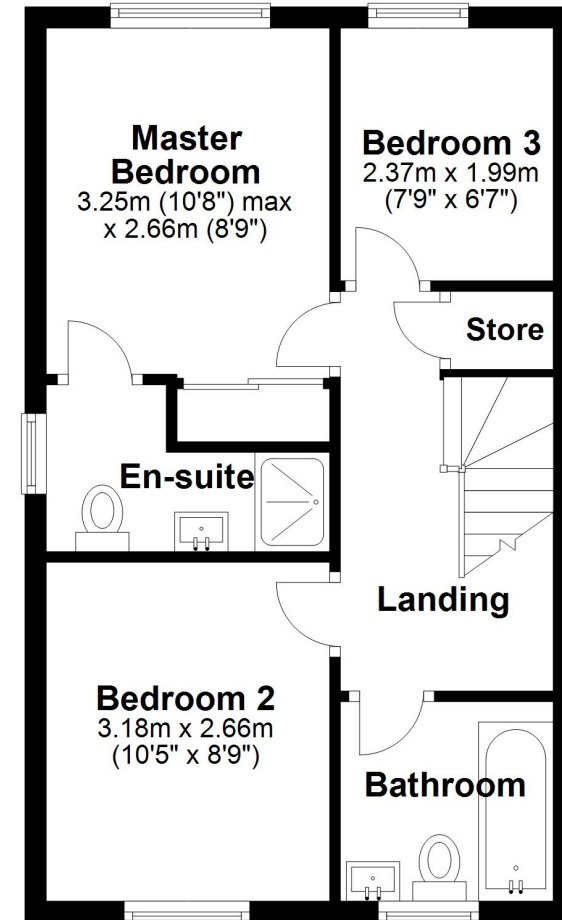
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 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.

