



Harding Close, Faringdon
Oxfordshire, Offers in Excess of £400,000

Waymark

Harding Close, Faringdon SN7 7SJ

Oxfordshire

Freehold

Detached Family Home | Three Bedrooms - Two Large Doubles & A Good Size Single | Extended Ground Floor To The Rear | Impressive Open Plan Kitchen/Diner With Island And Bi-Fold Doors | Two Bathrooms & Downstairs W/C | Private Landscaped Garden | Driveway Parking And Garage | Popular And Sought After Location | Close To Green Spaces and Parks

Description

A fantastic opportunity to purchase this beautiful and spacious three bedroom detached family home which is located near the end of a no-through road in a quiet and popular location within the sought after town of Faringdon. The property is close to amenities and the market place as well as green spaces, parks and the Faringdon Folly and woodland. The property has been extended on the ground floor to the rear and also benefits from three bedrooms, two spacious reception rooms, two bathrooms, front and rear gardens as well as driveway parking and garage.

The property has been extended and refurbished by the current owners to a high specification throughout. The accommodation comprises; Entrance hall with built-in storage, downstairs w/c, stunning open plan kitchen/diner complete with both island and bi-fold doors to the garden, sitting room with bay window, large utility area, landing, modern family bathroom and three spacious and light bedrooms, master bedroom with both built-in wardrobes and modern en-suite shower room.

Outside there is a block paved driveway leading up to the garage as well as a small front garden. The rear garden is private and has been landscaped. The garden is laid to lawn along with a large decking area which is perfect for outside dining as well as raised veg beds.

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

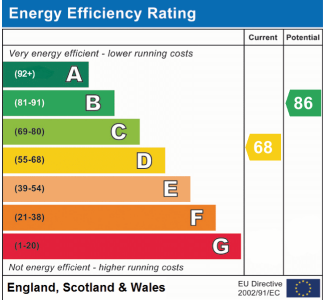
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



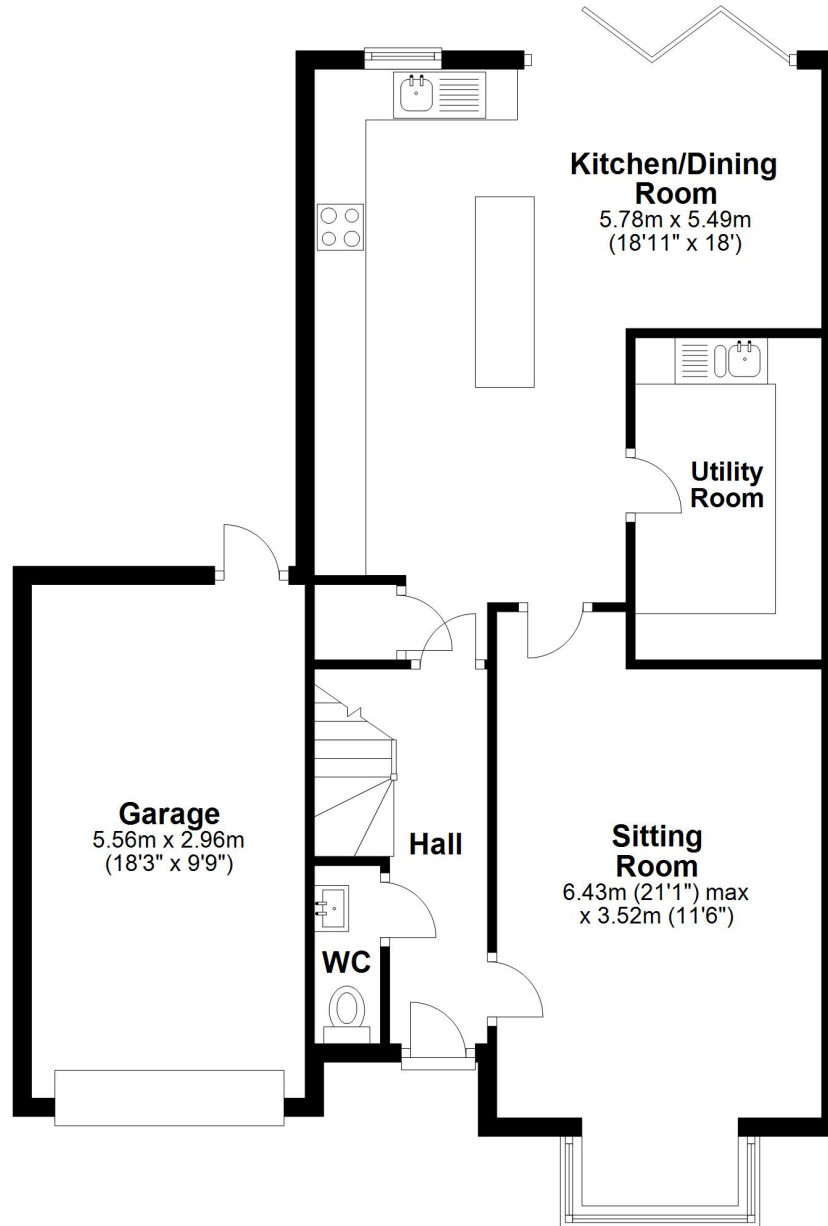
Waymark
Faringdon Office

T: 01367 820070
E: farindon@waymarkproperty.co.uk



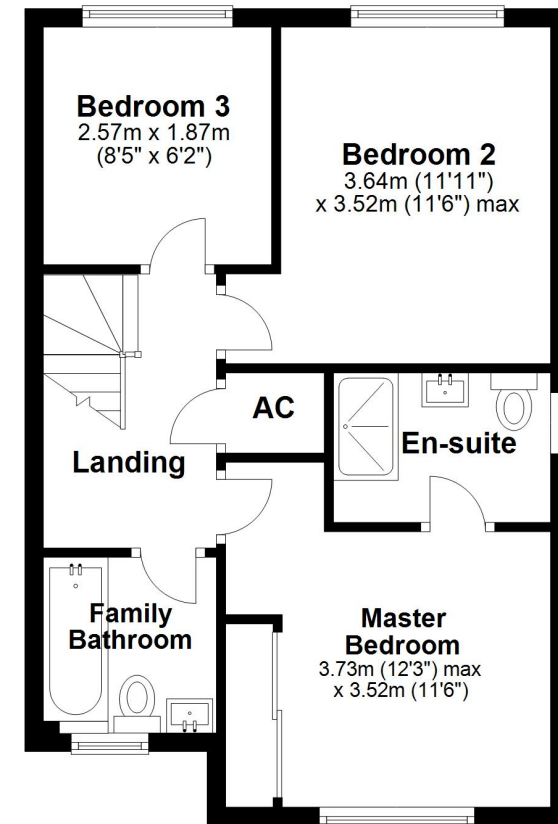
Ground Floor

Approx. 78.5 sq. metres (844.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 122.6 sq. metres (1319.6 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.

