



Town End Road, Faringdon  
Oxfordshire, Offers in Excess of £300,000

Waymark

# Town End Road, Faringdon SN7 7UW

Oxfordshire

Freehold

**Semi-Detached Property | Three Double Bedrooms | Four Reception Rooms | Including Open Plan Kitchen/Breakfast Room With Access To Garden | Family Bathroom And Downstairs W/C | Driveway Parking | Private Rear Garden | Close To Amenities And Good Commuter Access To The A420**

## Description

A fantastic opportunity to purchase this extended three double bedroom semi-detached family home which is located in an established and popular location, on a no-through road providing a quiet and peaceful setting within Faringdon. The property is only a short walk to the market square, amenities and local schooling. The property also benefits from four reception rooms including open plan kitchen/breakfast room, driveway parking, and private rear garden.

The property has been extended to the rear on the ground floor and now provides flexible and versatile accommodation, which comprises; Entrance porch, downstairs w/c, open plan kitchen/breakfast room with patio doors out to garden, sitting room with potential fireplace, dining room with patio doors out to the garden, family room/bedroom four, landing, separate w/c, family bathroom, and three good size double bedrooms.

Externally, to the front there is a block paved driveway as well as a small front garden. The rear garden is private and mainly laid to lawn along with a paved patio area and storage shed.

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



**Waymark**  
**Faringdon Office**

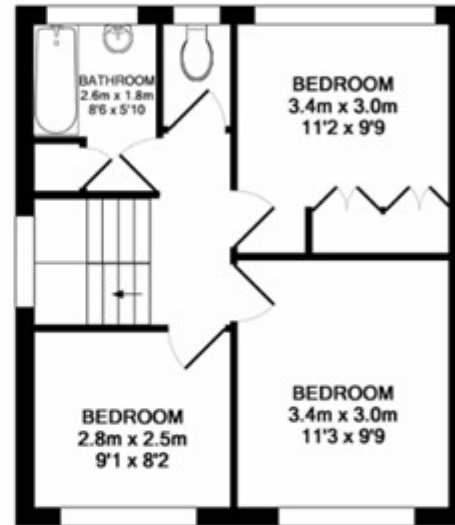
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 60.9 SQ.M.  
(655 SQ.FT.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 38.0 SQ.M.  
(409 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 98.8 SQ.M. (1064 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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