



37 Whitfield Gardens, East Hanney, Wantage OX12 0FQ
Oxfordshire, £375,000

Waymark

Whitfield Gardens, Wantage OX12 0FQ

Oxfordshire
Freehold

Well Presented Three Bedroom Semi-Detached Family Home | Kitchen/Dining Room & Living Room With Feature Log Burner | Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | Larger Than Average Garden For Property of Its Type | Garage & Driveway Parking To The Side of The Property | No Onward Chain - Viewing Highly Advised! | Popular Village Location

Description

Located in a quiet cul-de-sac within a small development within the sought after village location of East Hanney, this attractive three-bedroom semi-detached home offers well-balanced accommodation, a generous rear garden, and the added benefit of a garage and driveway parking to the side.

The ground floor accommodation comprises a welcoming entrance hall with cloakroom and useful understairs storage. The spacious kitchen/dining room is located at the front of the property, while the light filled living room spans the rear and features a charming log burner and French doors opening onto the garden, perfect for relaxed family living and entertaining. Upstairs, the landing leads to an airing cupboard, a well appointed family bathroom, and three bedrooms with built-in wardrobes and modern ensuite shower room.

Externally, the rear garden is notably generous for a property of this type. It features a large patio area ideal for entertaining, a lawn, and an additional rear patio area perfectly positioned for evening sun. A good sized shed offers additional storage, and a personal door provides convenient access to the garage. The garage and driveway are situated directly to the side of the property, providing ample off-road parking.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a family home in a desirable village location with excellent amenities and transport links nearby.

Material Information: The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

Location

East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

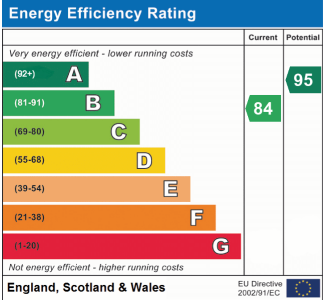
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D

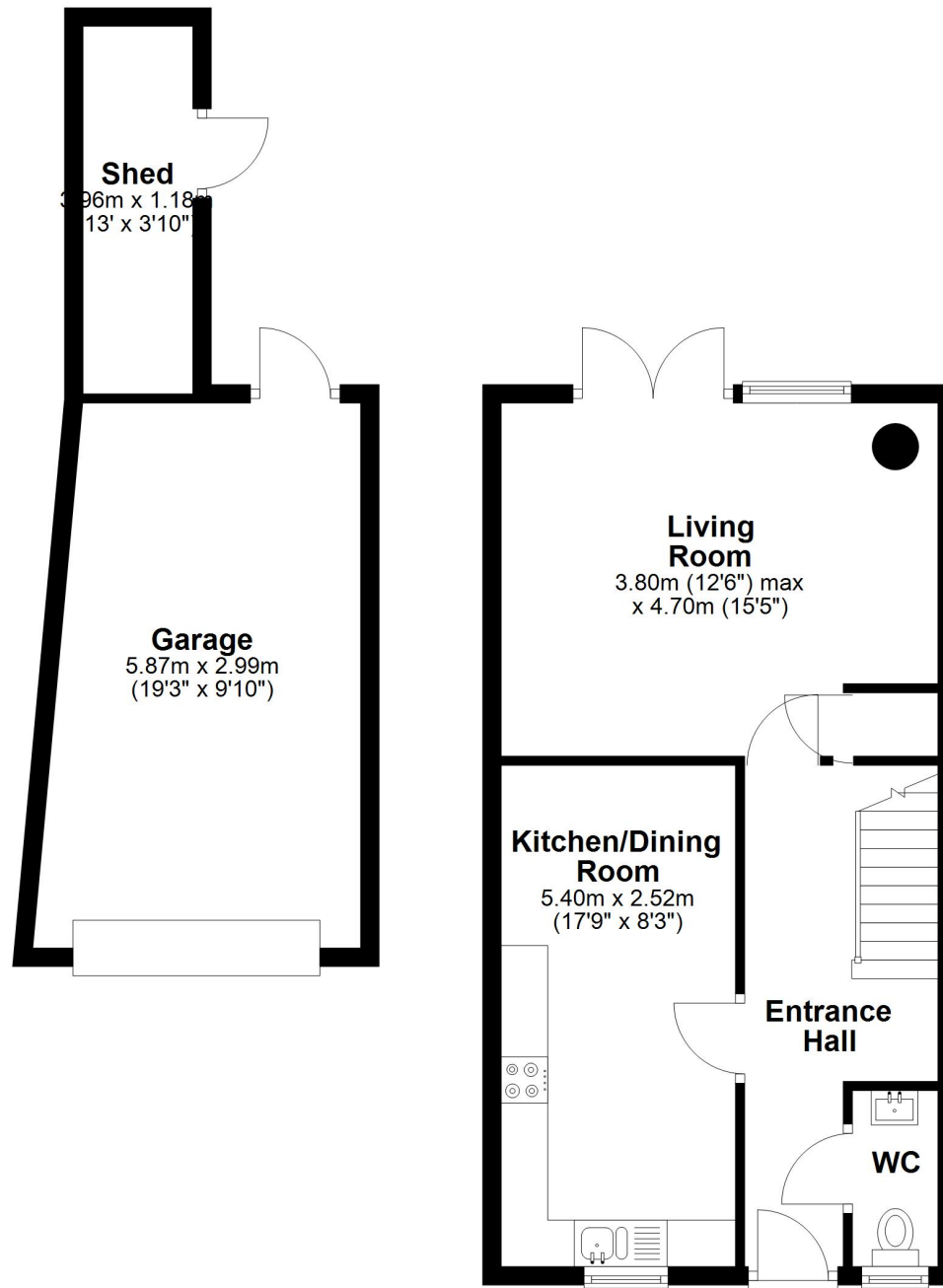


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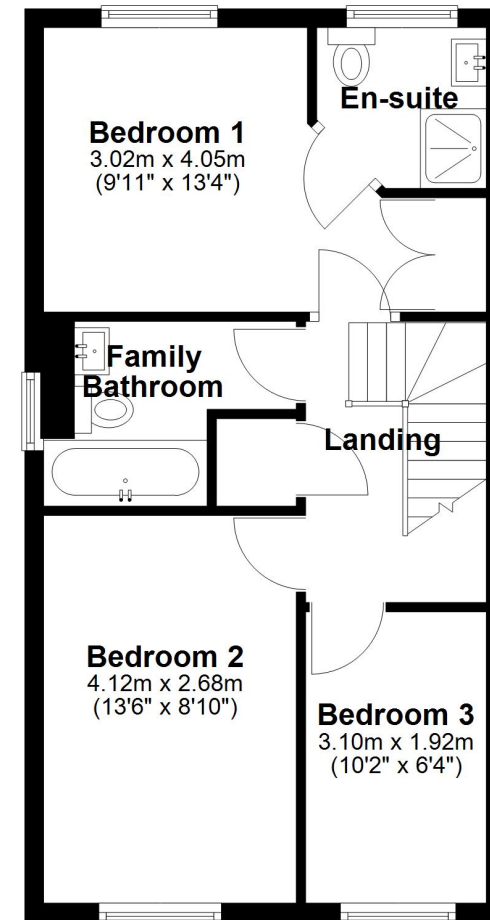
Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.6 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.

