



4 Maple Road, Faringdon, Oxfordshire SN7 8BE

Oxfordshire

Waymark

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Freehold

Detached House | Four/Five Spacious Bedrooms | Flexible Accommodation | Two/Three Reception Rooms | Two Bathrooms | South Facing Garden | Off Street Parking | Small Garage/Store | Popular And Sought After Location

Description

An amazing opportunity to purchase this spacious four/five bedroom detached family home which is situated in a very popular and sought-after location in Faringdon. The property benefits from a south facing garden, off street parking and small garage/store. Maple Road is a quiet and established location and is only a short walk away from the market square, amenities and local schooling.

The property comprises of; Entrance hall, downstairs w/c, utility room with access to both garden and garage, open-plan kitchen/diner with french doors out to the garden, spacious sitting room with bay window, family room/bedroom five with french doors out to the garden, landing, family bathroom with both large walk in shower and bath, and four light and airy bedrooms, two with built-in storage.

Outside there is a block paved driveway leading to the integral small garage/store as well as a paved front garden. To the rear there is a private and quiet south facing garden. The garden is two tiered and benefits from a good size patio area as well as a lawn area.

The property is freehold and is connected to mains gas, electric, water and drainage. There is 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 the White Horse District Council

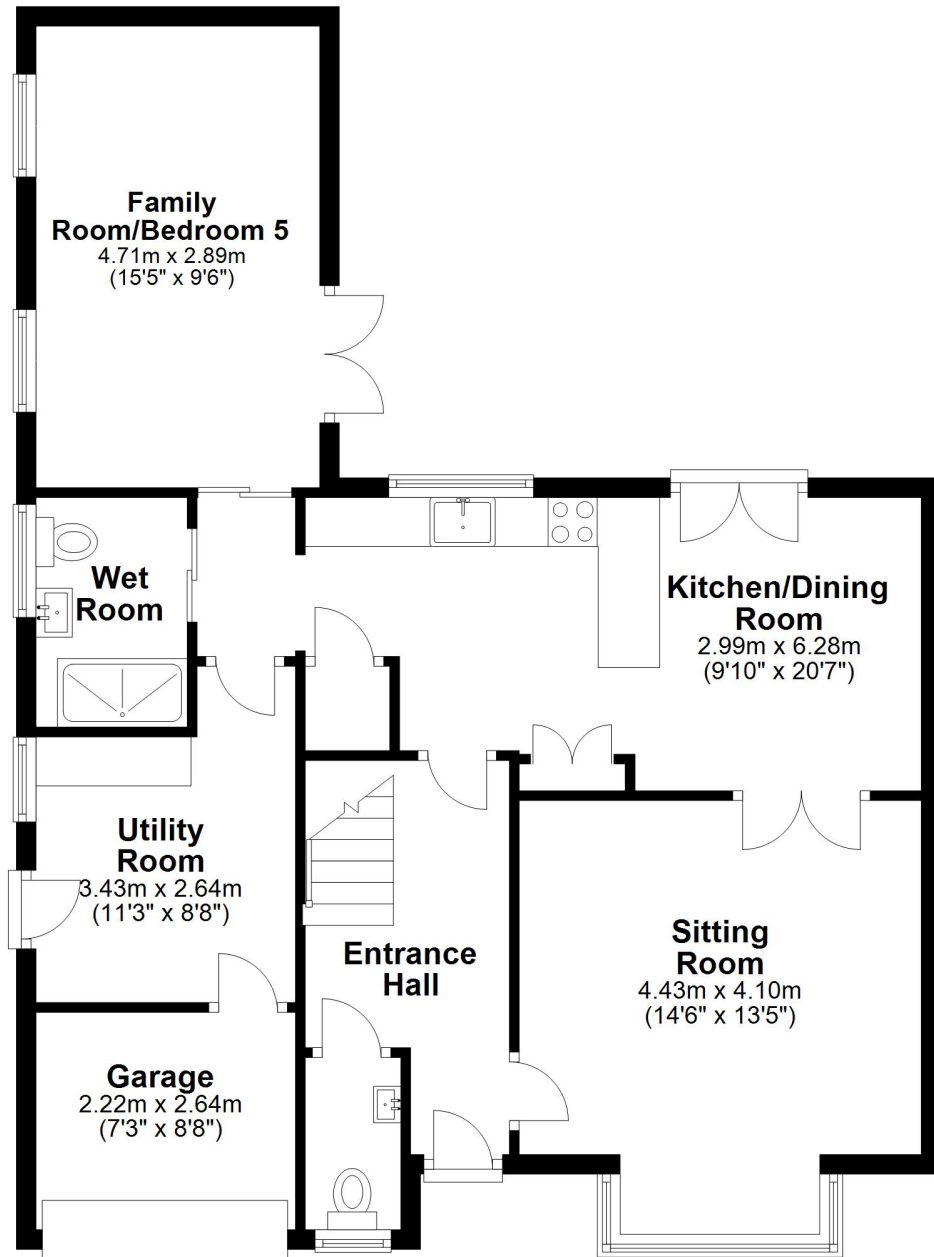


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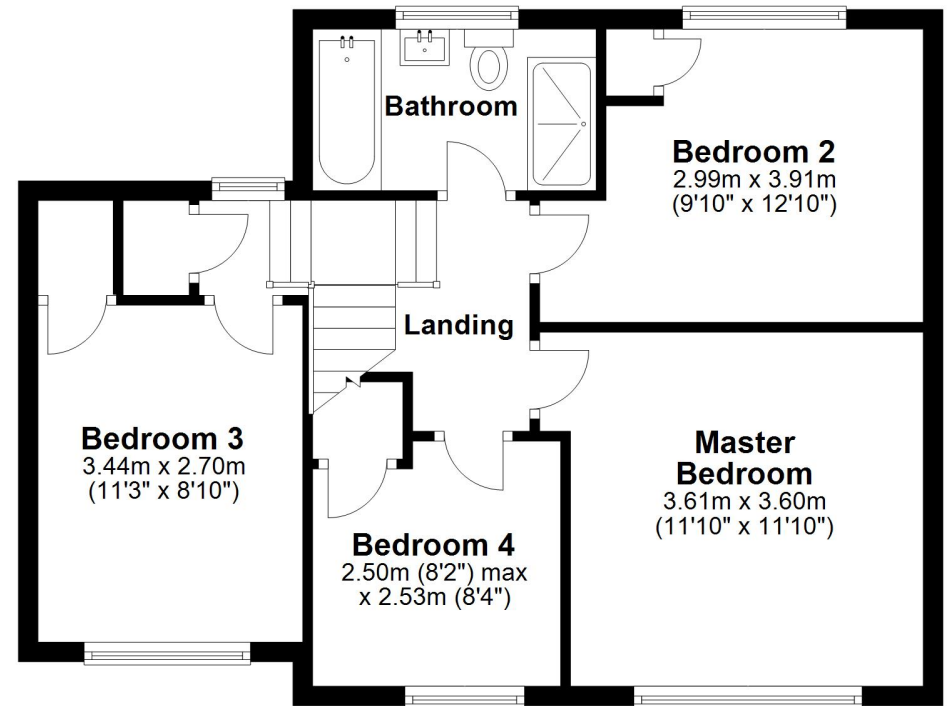
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		60	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 132.4 sq. metres (1425.0 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.

