



7 Goodlake Avenue, East Challow, Wantage, Oxfordshire OX12 9BF
Oxfordshire, £400,000

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Oxfordshire

Freehold

Deceptively Spacious Three Bedroom Semi-Detached Home | Maintained To An Exceptionally High Standard | Spacious Kitchen/Breakfast Room & Impressive Living/Dining Room | Generous Bedrooms With Built-in Wardrobes & Ensuite To Master | Ample Driveway Parking For 3 Cars & Garage | Enclosed Landscaped Rear Garden | Popular East Challow Location | Pleasant Outlook | Viewing Highly Recommended!

Description

Measuring a spacious c.1419 square feet, is this deceptively spacious three bedroom semi-detached family home which has been maintained to an exceptionally high standard by the current owner. Situated in a no through road, with a pleasant outlook in the ever popular East Challow location, the property should be viewed internally to fully appreciate all there is to offer.

Built to a popular design by Crest Nicholson in 2021, this larger than average property briefly comprises of entrance hall, cloakroom and spacious kitchen/breakfast room complete with white gloss wall and floor mounted units and built-in appliances to include fridge/freezer, washing machine, oven and gas hob. Completing the ground floor accommodation is the impressive living/dining room complemented by 'Velux' windows and French doors that open onto the attractive rear garden, offering a light and airy feel. To the first floor you will find a modern fitted family bathroom along with three generous bedrooms with built-in wardrobes and ensuite to the master bedroom.

Externally the property benefits from a well tended rear garden which is mainly laid to lawn with a small paved patio area and pretty flower and shrub borders. Additionally there is side pedestrian access via a garden gate and personal door into the garage. There is ample driveway parking to the side of the property providing off-street parking for three cars.

The property is freehold, connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. There is an annual management fee to pay of circa £344.29.

Location

East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at www.wantage.com. The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the east and provides a main line rail service to London (Paddington c.45mins).

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(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			



Waymark
Wantage Office

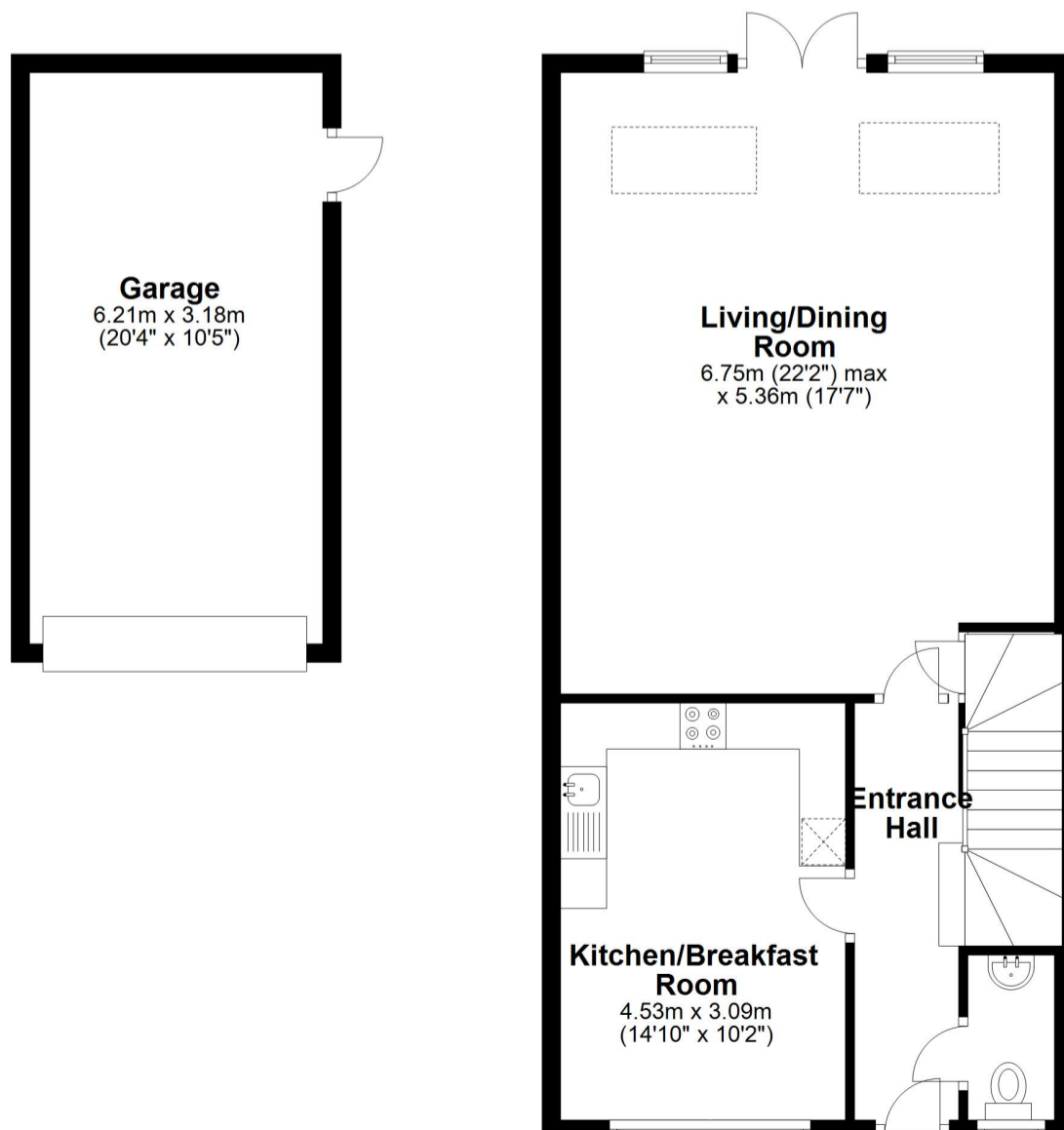
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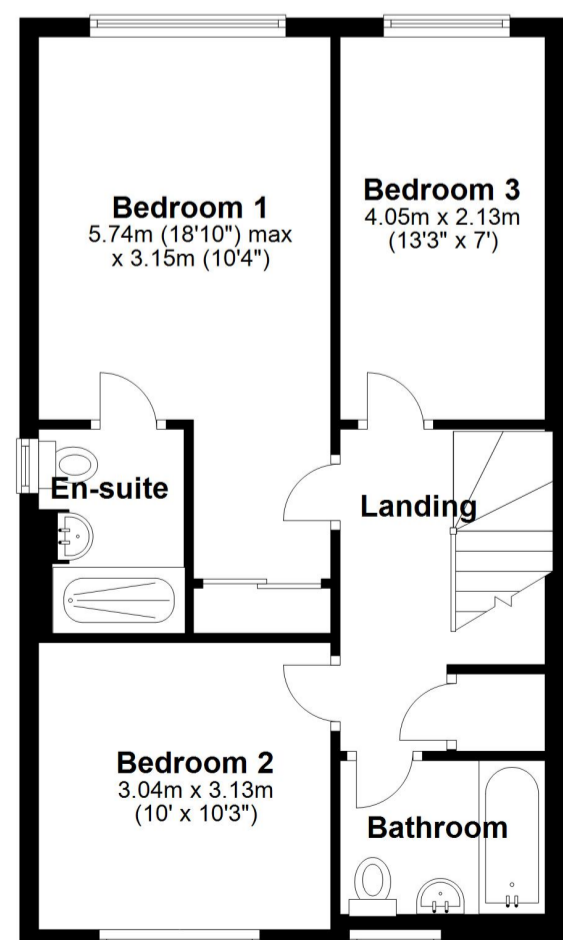
Ground Floor

Approx. 80.7 sq. metres (868.1 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 131.9 sq. metres (1419.9 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.