



26 Elm Road, Faringdon  
Oxfordshire, Offers in Excess of £425,000

Waymark



# Elm Road, Faringdon SN7 7EJ

Oxfordshire

Freehold

**Link-Detached Family Home | Four Bedrooms | Two Reception Rooms | As Well As A Kitchen/Breakfast Room With Access To Garden | Two Bathrooms | Utility Room | Driveway Parking And Garage/Store | Front & Rear Gardens | Private Rear Garden | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful four bedroom link-detached family home which is located in a popular and established location in Faringdon. The property is situated at the end of on a quiet no through road, and benefits from four bedrooms, three reception rooms, front and rear gardens, driveway parking, car port and garage.

The property comprises; Entrance hall, downstairs modern shower room, utility with access to garden, kitchen/breakfast room with access to garden, sitting room with bay window, dining room with patio doors out to garden, landing, newly fitted family bathroom and four light and airy bedrooms, master with large built in wardrobes.

Outside there is a front garden which is laid to lawn as well as a spacious driveway which leads up to the car port and garage/store which provides parking for circa three vehicles. The rear garden is private, quite and mainly laid to lawn along with a paved patio terrace area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing. 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, Home Bargains 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**

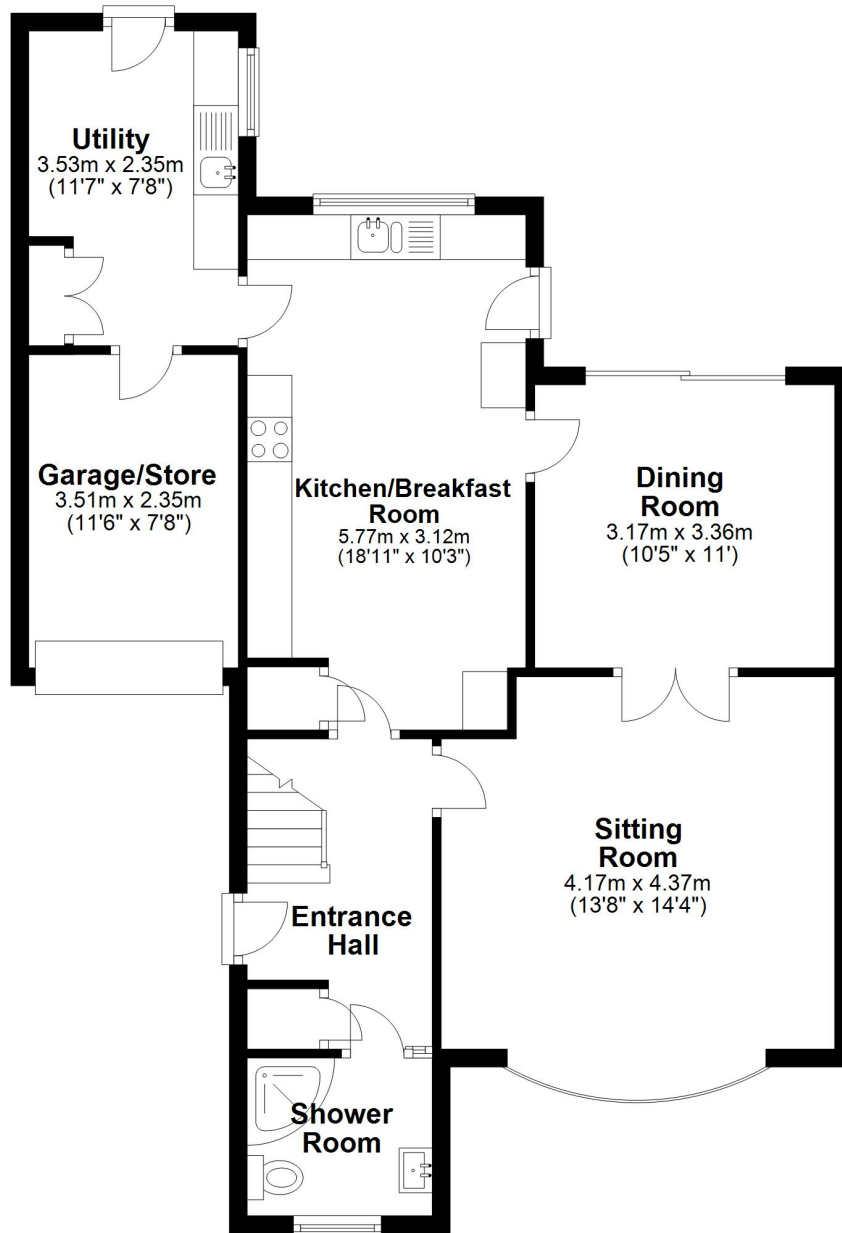
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	84
		EU Directive 2002/91/EC	

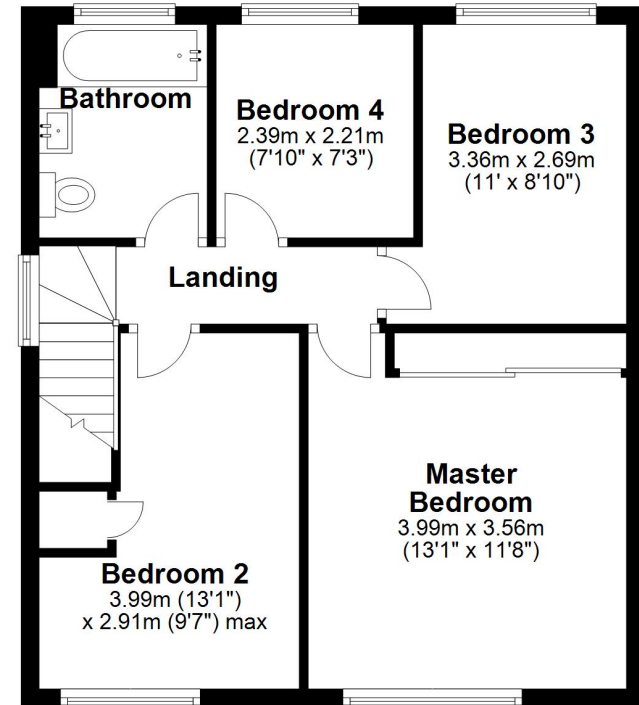
## Ground Floor

Approx. 76.0 sq. metres (817.8 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 124.9 sq. metres (1344.6 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.



