



Maple Road, Faringdon
Oxfordshire, Offers in Excess of £460,000

Waymark

Maple Road, Faringdon SN7 8BD

Oxfordshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Three Reception Rooms Including Open Plan Kitchen/Diner | Two Bathrooms | Utility & Downstairs W/C | Landscaped And Private Rear Garden | Off-Street Parking & Garage | Popular & Established Location

Description

A fantastic opportunity to purchase this stunning four bedroom detached family home which is located in an established and sought after location in the heart of Faringdon. The property is only a short walk to the market place, amenities, local schooling and supermarkets. The property also benefits from three reception rooms, two bathrooms, off-street parking, garage and private rear garden.

The property is immaculate and has been modernized and redecorated throughout by the current owners. The property comprises; Entrance hall, downstairs w/c, utility area with access to rear garden, beautiful open plan kitchen diner, spacious sitting room, conservatory, landing, modern family bathroom with both walk-in shower and bath, shower room and four spacious and light bedrooms, master with large built-in wardrobes.

Outside there is a block paved driveway which leads up to the garage, there is also a small front garden which is laid to lawn. The rear garden is private and has been landscaped by the current owners. The rear garden is mainly laid to lawn along with a large paved patio area compete with pergola, graveled area and well stocked flower beds and borders.

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



Waymark
Faringdon Office

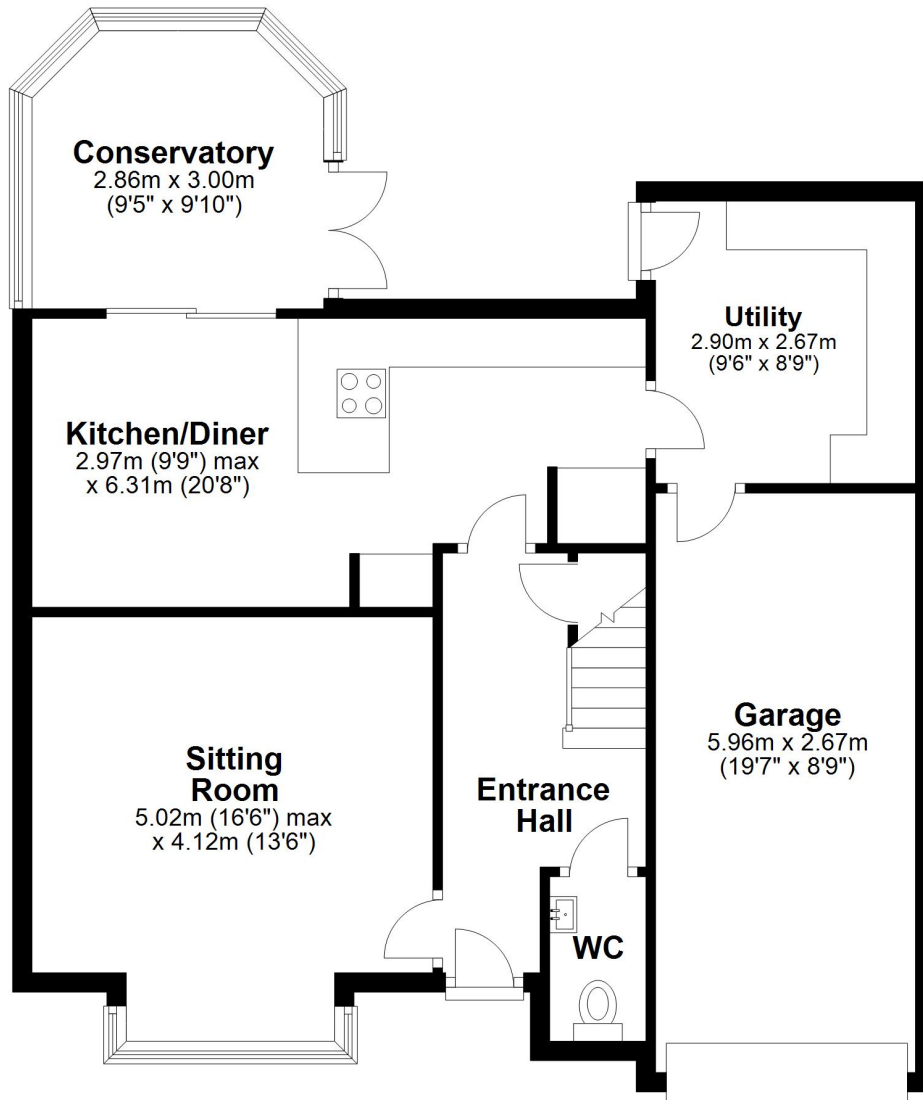
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

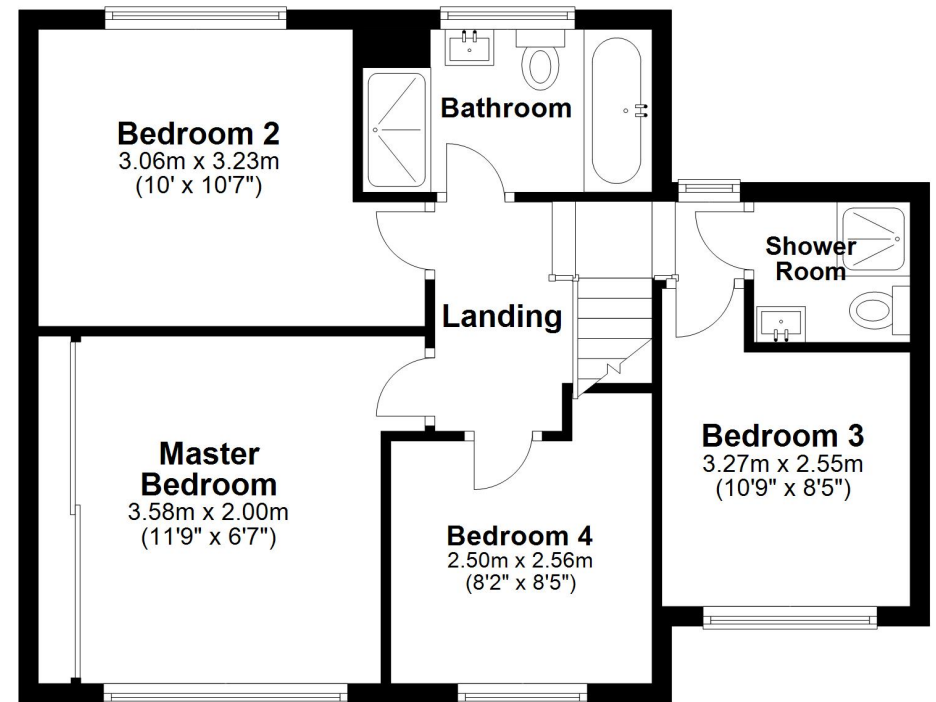
Ground Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 130.8 sq. metres (1408.3 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.

