



Harding Close, Faringdon
Oxfordshire, Guide Price £450,000

Waymark

Harding Close, Faringdon SN7 7SJ

Oxfordshire

Freehold

A Detached Family Home In An Envidable Position | Four Bedrooms | Two Reception Rooms | Two Bathrooms & Downstairs W/C | Garage & Driveway Parking | Over looking Green Open Space To Front | West Facing Garden | Popular And Sought After Location

Description

A well-presented detached family home located in an enviable cul-de-sac position over-looking open green space to the front, on the established and popular Berners Way development.

This modern detached family house has a particularly practical layout of accommodation, well-proportioned rooms and an attractive enclosed garden. It is situated in a very popular area of Faringdon, close to the Folly Tower, park and countryside walks, and convenient for the town centre as well as supermarkets, medical centre and commuting via the A420; a combination which will appeal to a growing family.

The ground floor comprises an entrance hall which provides access to the sitting room on the right which has a stone fireplace incorporating a gas fire. Double doors lead through into the dining area which also has double sliding patio doors to the rear garden. To the left of the dining area is the kitchen which is fitted with a range of modern wall and floor mounted units. There is an integral electric oven and gas hob and plumbing for a dishwasher and washing machine. A door leads to the rear garden. A cloakroom accessed from the hall completes the ground floor.

Stairs from the hall lead to the first floor where there is the master bedroom with fitted wardrobes and an ensuite shower room. There are two further double bedrooms and single bedroom. A modern family bathroom completes the first floor.

To the front of the property is a gravelled front garden and block paved driveway providing parking for a number of cars and giving access to the integral garage. A gated side path gives entry to the west facing rear garden which is laid mainly to lawn with paved seating areas, established planting and a timber summer house.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property further benefits from having a new gas boiler, still under warranty, as well

as Solar Panels which do currently and will continue to generate income of circa £1,700 per annum for the owner and also provides a quota of free electricity per annum too. Further details about this will be available to applicants wishing to view. 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, 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 Aldi supermarkets, a Home Bargains in addition to the existing Tesco store.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E

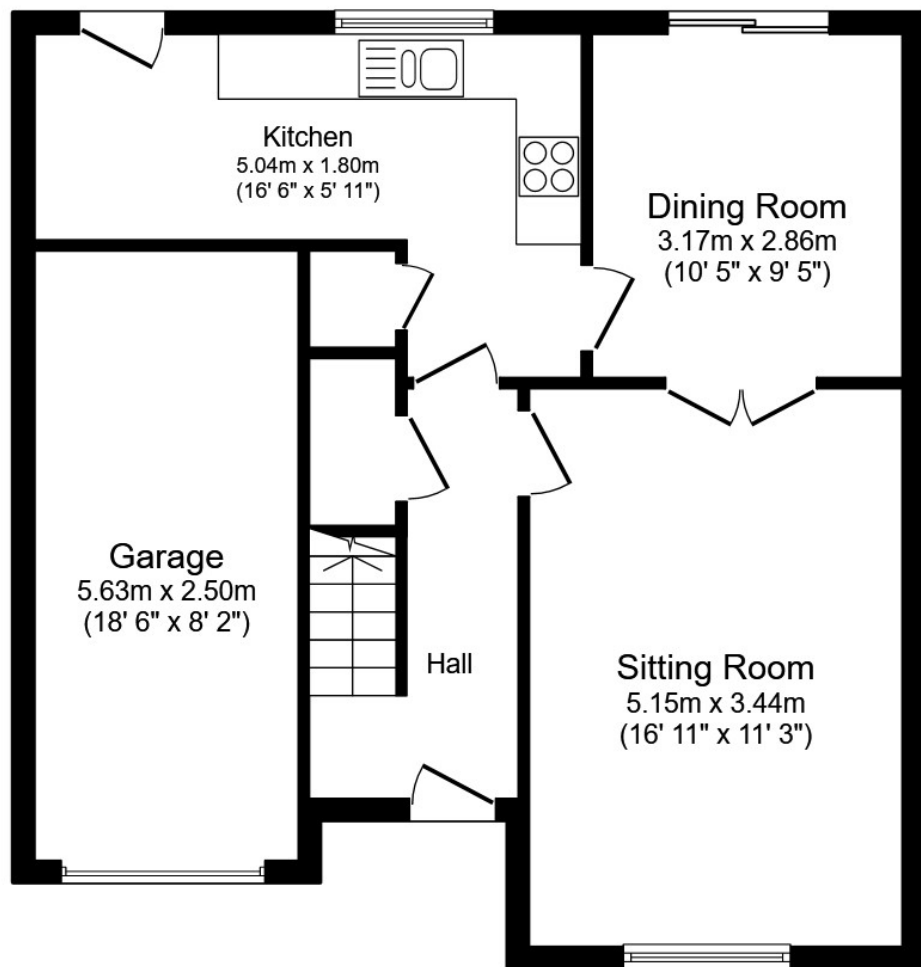


Waymark
Faringdon Office

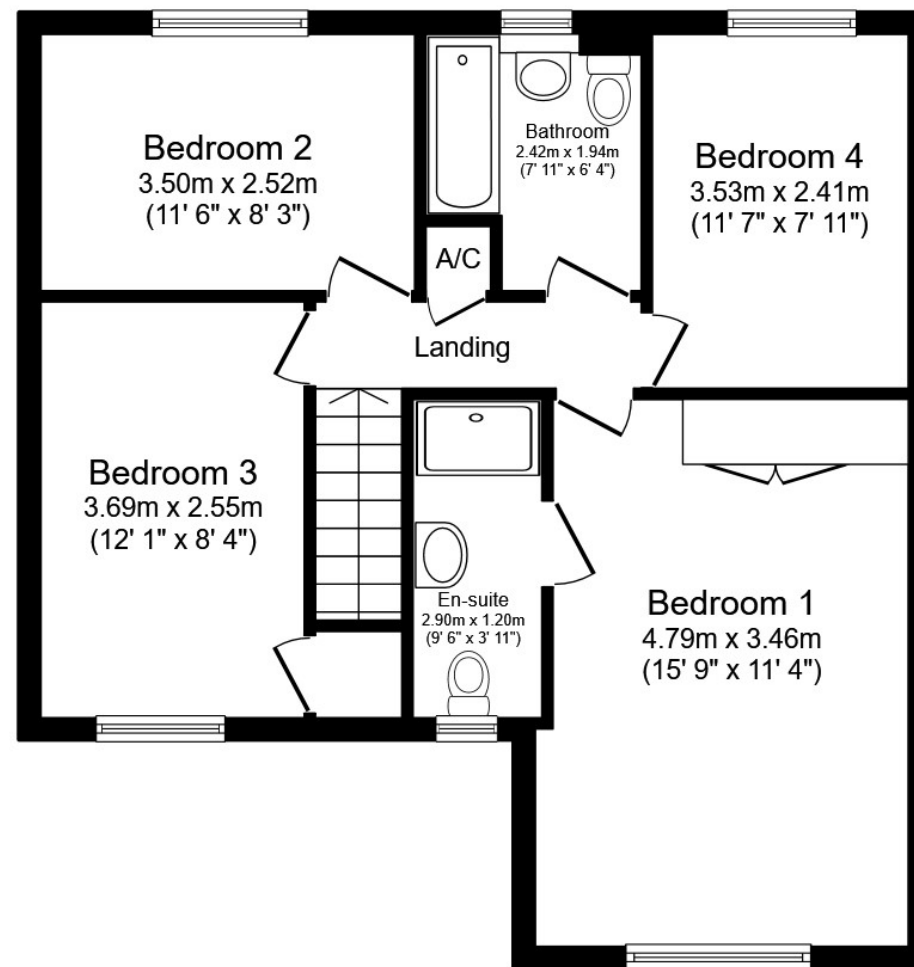
T: 01367 820070

E: faringdon@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	84
(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	



Ground Floor



First Floor

Total floor area 120.3 sq.m. (1,294 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

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.

