



4 Preston Place, Faringdon, Oxfordshire SN7 7XE  
Oxfordshire, Offers in Excess of £340,000

Waymark



Preston Place, Faringdon SN7 7XE

Oxfordshire

Freehold

Semi-Detached | Three Bedrooms | Master With Modern En-Suite & Fitted Wardrobes | Two Reception Rooms | Two Modern Bathrooms | Utility Area And Downstairs W/C | Immaculate Condition Throughout | Double Width Driveway For Two Cars | Private Rear Garden | Close To Amenities And Good Commuter Access To The A420

**Description**

A fantastic opportunity to purchase this beautiful, modern three bedroom semi-detached property which is located in a popular location in Faringdon and close to amenities including local schooling, super markets and shops. The property is only circa 1 year old and was built by reputable builders Bloor Homes. The property is in immaculate condition throughout and benefits from three bedrooms, two reception rooms, two modern bathrooms, private garden and driveway parking for two cars.

The properties accommodation is light and spacious throughout and comprises; Entrance hall, downstairs w/c, utility area, open plan kitchen/diner with built in appliances and French doors out to the garden, sitting room, landing, modern family bathroom with both walk-in shower and bath, three light and airy bedrooms, master with both fitted wardrobes and modern en-suite shower room.

Outside there is a double width driveway to the front of the property which provides parking for two vehicles. to the rear there is a private garden which is mainly laid to lawn along with a large paved patio area which is perfect for outside dining and entertaining. The garden backs onto the local primary school playing field creating a private and not over looked space.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing throughout. The property is very energy efficient with an EPC rating of B. There is also circa 9 years remaining of NHBC builders warranty on the property. 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.

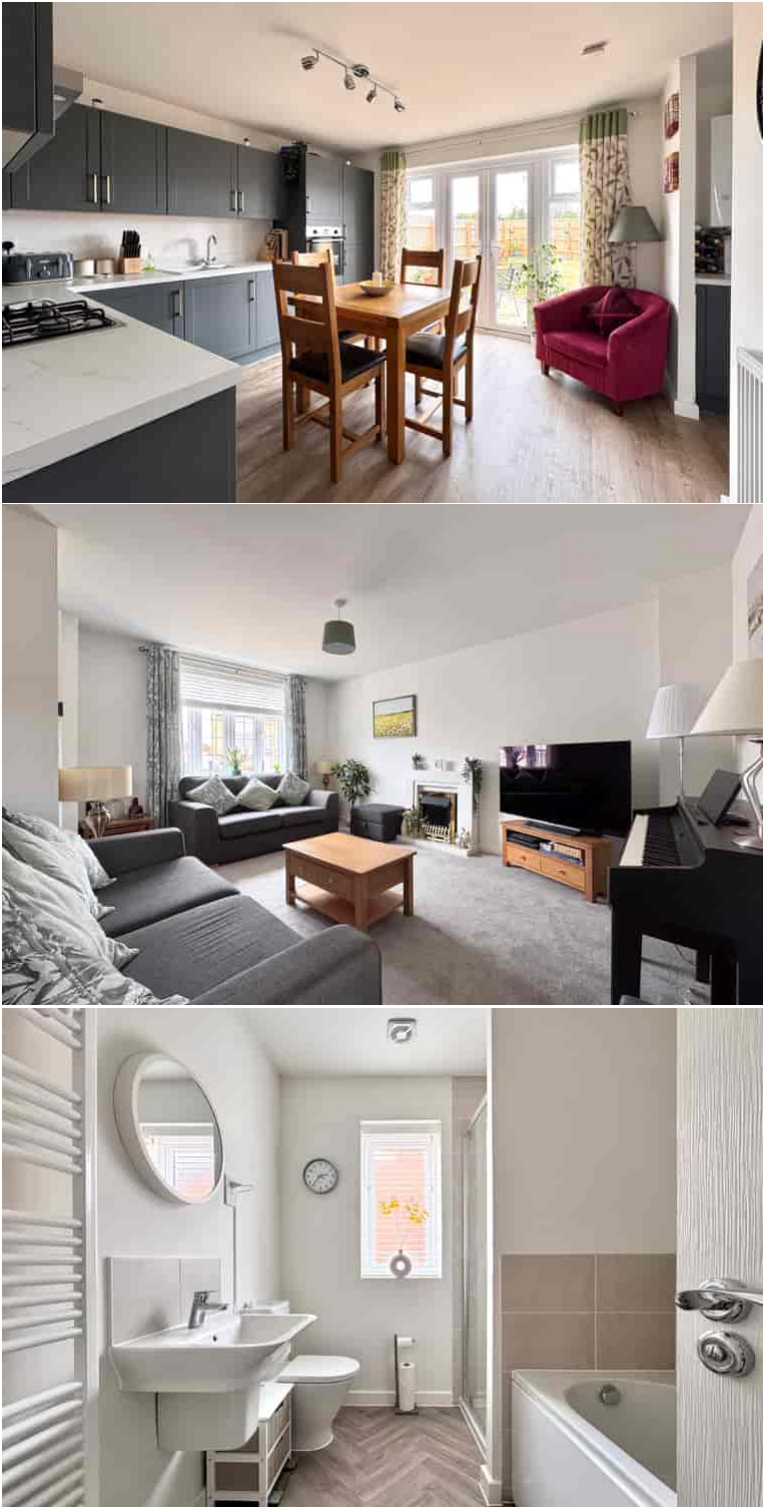
**Viewing Information**

By appointment only please.

**Local Authority**

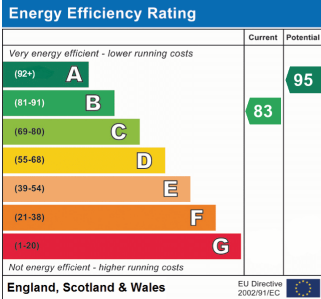
Vale of White Horse District Council.

Tax Band: C



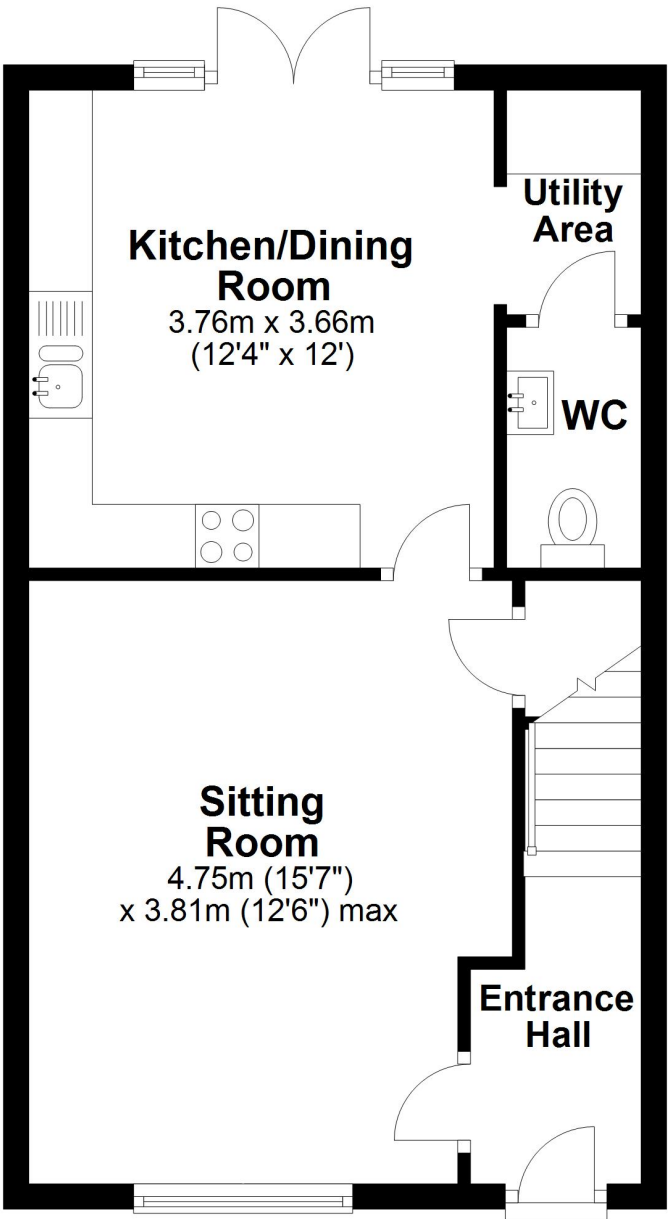


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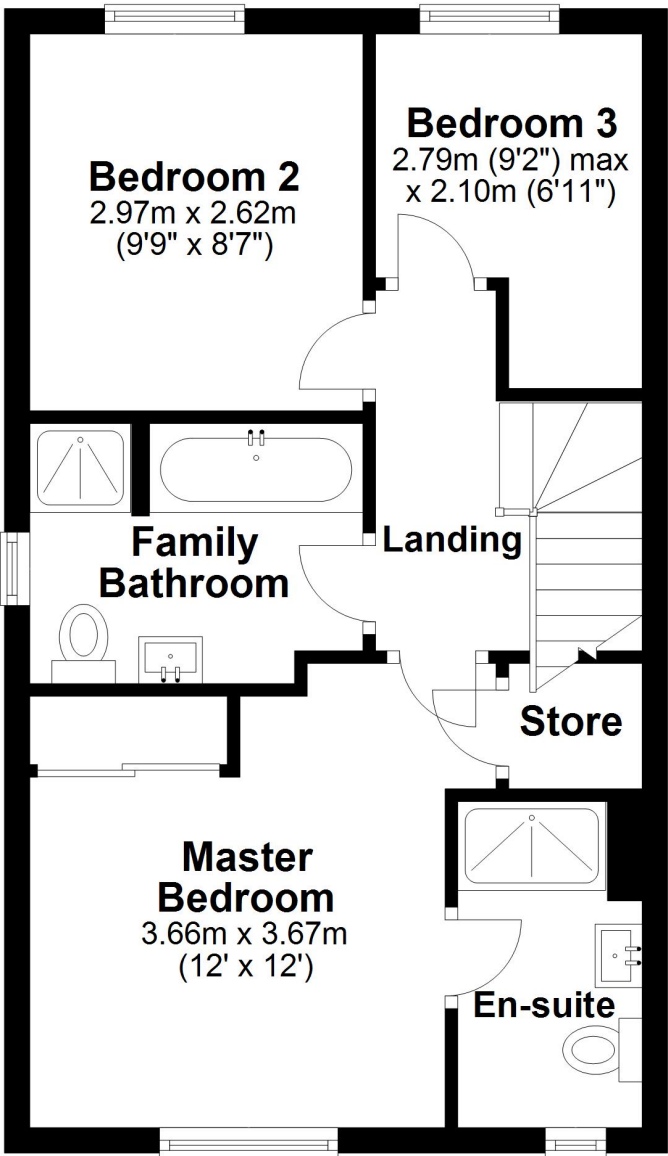
Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 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.