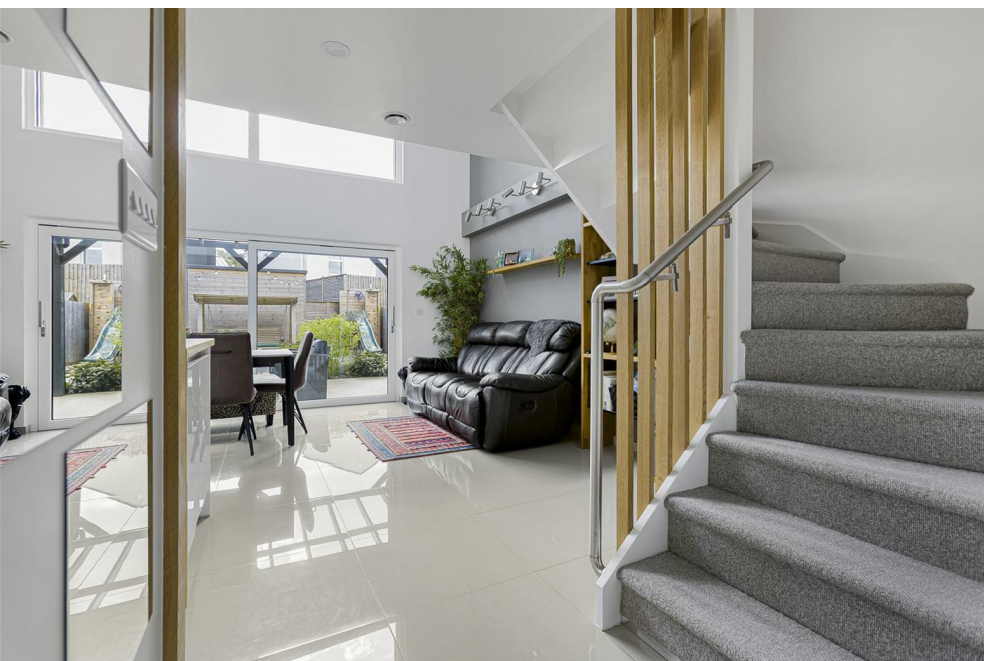




Quadrant Estate Agents

£550,000

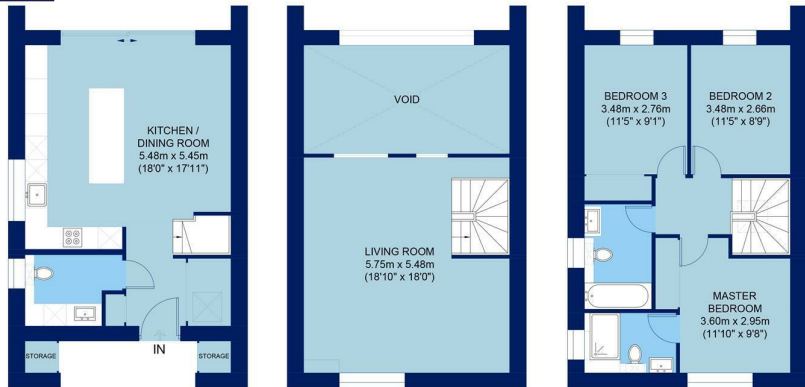


28, Friend Way

Ambrosden, OX25 2AY

A simply stunning & unique 3 bedroom of 'Passivhaus standard' on the popular development of Graven Hill with generous accommodation & boasting a purpose built Garden/Study room for additional space. The property further benefits from multiple energy saving & safety installations to include: PKOM air source heat pump and ventilation system, Internorm UPVC/aluminium lift-sliding door, Automist Smartscan, Velux Flat roof smoke ventilation window. Simply a must view to appreciate condition & additional features. Available with NO ONWARD CHAIN viewing comes highly recommended.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT
(INCLUDING STORAGE)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 340 SQ FT
(EXCLUDING VOID)

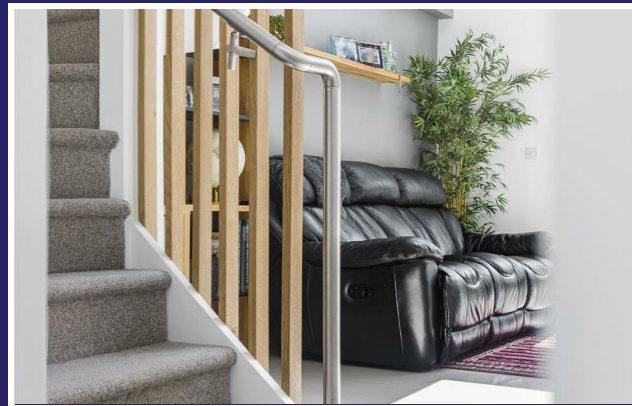
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1,337 SQ FT / 124.2 SQ M
(INCLUDING STORAGE / EXCLUDING VOID)
28 FRIEND WAY

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

ACCOMMODATION

- NO ONWARD CHAIN
- PASSIVHAUS
- FINISHED TO EXCEPTIONALLY HIGH STANDARDS
- DETACHED
- THREE BEDROOMS
- SPACIOUS KITCHEN / DINER
- SEPERATE UTILITY ROOM
- AIR SOURCE HEAT PUMP & VENTILATION
- ELECTRIC CHARGING POINT
- AWARD WINNING GRAVEN HILL DEVELOPMENT



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.