



Hardwell Close, Grove, OX12 0BN

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Superbly positioned at the very end of a quiet cul-de-sac sits this wonderful three bedroom detached bungalow.

This fantastic home close to local shops and amenities comprises entrance hall, separate shower room and wc, kitchen overlooking the pleasant front garden, large sitting / dining room with double aspect allowing a good degree of natural light, two double bedrooms to the rear of which one has French doors leading onto the rear garden, and a further single bedroom / study.

Outside offers a front garden, a large driveway for multiple vehicles, garage, side access to the good size rear garden with a large decked area, lawn, arch through to a further section of lawned garden.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





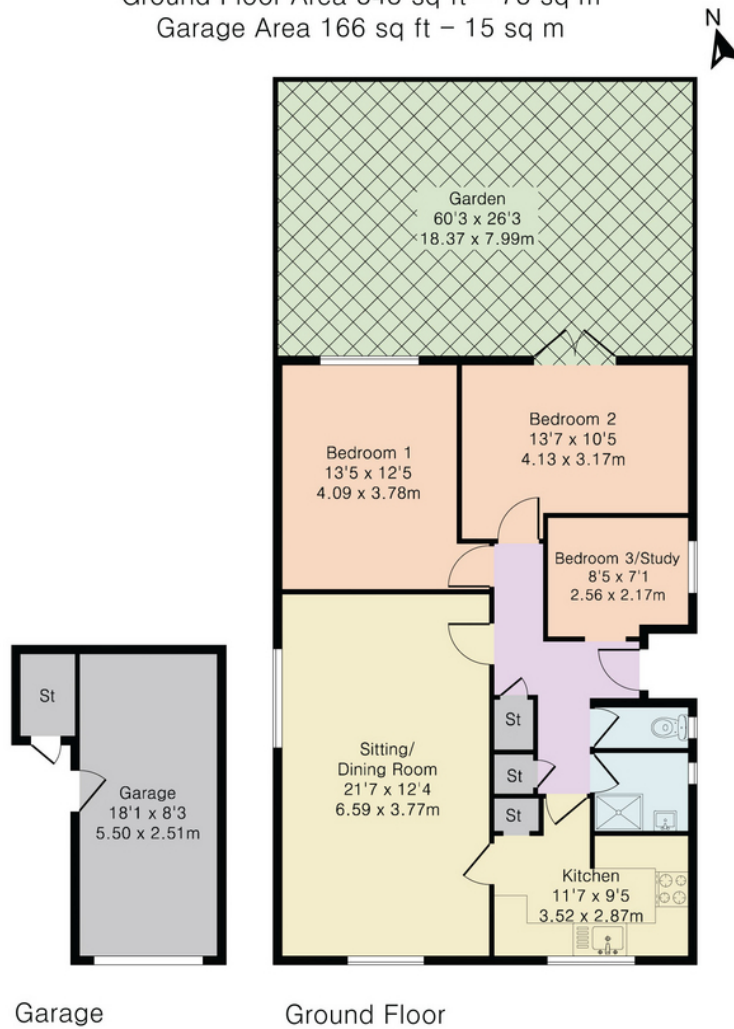
Key Features

- Detached bungalow
- Gas central heating
- Driveway parking
- Garage
- Good size rear garden
- Quiet location
- Three bedrooms
- Sitting / dining room
- Kitchen
- EPC rating: D, Council tax band: D

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located c. 13 miles southwest of the historical university city of Oxford Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by commuting links with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 1009 sq ft – 93 sq m
Ground Floor Area 843 sq ft – 78 sq m
Garage Area 166 sq ft – 15 sq m



Garage

Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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