



Maria Crescent, Wantage, OX12 7DE

£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Attractive two bedroom bungalow with sunny south facing rear garden and newly fitted ensuite wet room, located in quiet cul-de-sac close to shops and bus stops.

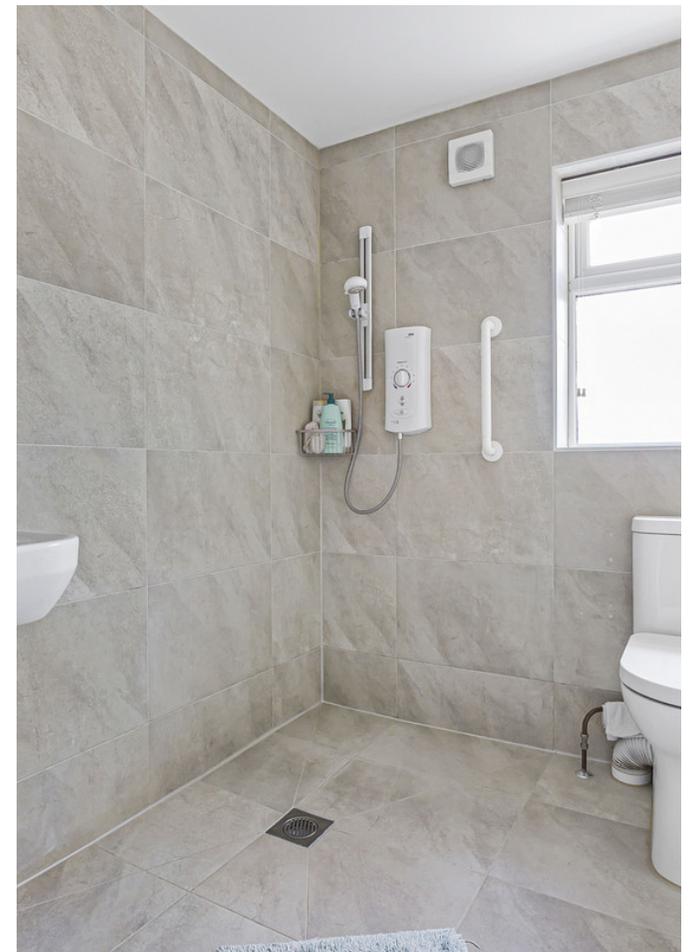
This stunning property comprises a welcoming entrance hall, master bedroom with built in wardrobes and a recently fitted fully tiled wet room with underfloor heating, a second double bedroom, and a family bathroom with shower over bath. The modern kitchen has built in oven, hob and pleasant views over the rear garden. The large utility room is equipped with a good deal of built in storage and has a door leading to the rear garden. A bright sitting room leads though to a spacious conservatory / dining room with double doors to the rear garden.

The property is approached by a gravel driveway providing ample off road parking. The rear garden has a sunny south aspect and offers a good degree of privacy, there is a large decked area ideal for entertaining, a well kept lawn and shed.

Other benefits include a large attic that is boarded with a drop down ladder and natural light supplied via a velux window, and gas central heating.



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



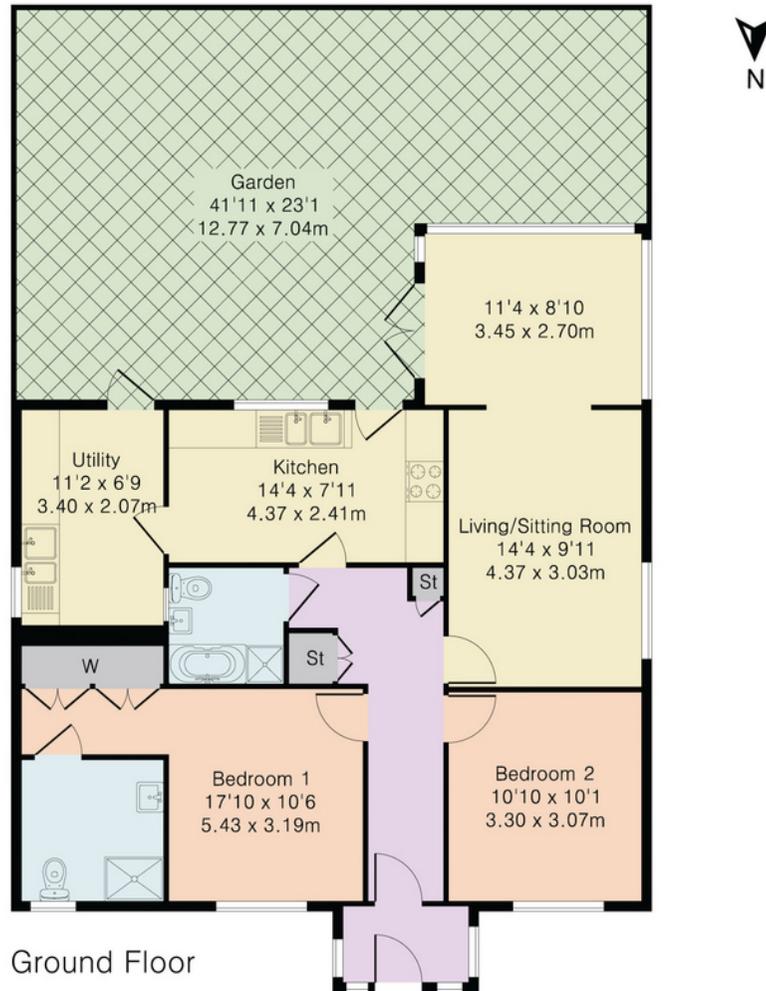
## Key Features

- Two bedroom bungalow
- Quiet cul-de-sac location
- South facing rear garden
- Large driveway
- Master bedroom with ensuite shower room
- Utility room
- Sitting / dining room
- Modern kitchen
- Spacious attic
- Family bathroom

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Approximate Gross Internal Area 953 sq ft – 89 sq m



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.

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