



2 Aldworth Avenue, Wantage, OX12 7EL

£375,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A delightful semi-detached four bedroom family home in a sought after location, and within walking distance of Charlton Primary School and local amenities.

This end of chain property has been well maintained throughout. From the entrance hall there is access into the spacious sitting room with large feature fireplace and patio doors leading into the attractive rear garden. The dining room has practical wooden flooring and a large window overlooking the front garden. The bright kitchen is fitted with a range of eye and base level units and has a door leading to a utility area and downstairs cloakroom. There is a door from the utility room to the garden and a further door into the garage.

To the first floor there are four good-sized bedrooms, with useful built in storage cupboards in the master. The family bathroom has a vanity unit with basin, toilet and corner bath. Outside, the delightful rear garden offers a large patio, a well-kept lawn, and a paved pathway leading to an area with a wooden pergola. To the front of the property is a large driveway leading to the garage and low maintenance lawn area. There is a door from the utility room to the garden and a further door into the garage.



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



## Key Features

- End of Chain semi detached four bedroom property
- Garage with driveway
- Separate dining room
- Downstairs cloakroom
- Utility area
- Four bedrooms
- Family bathroom
- Well maintained gardens
- Council tax band: D, EPC rating: D

## The Location

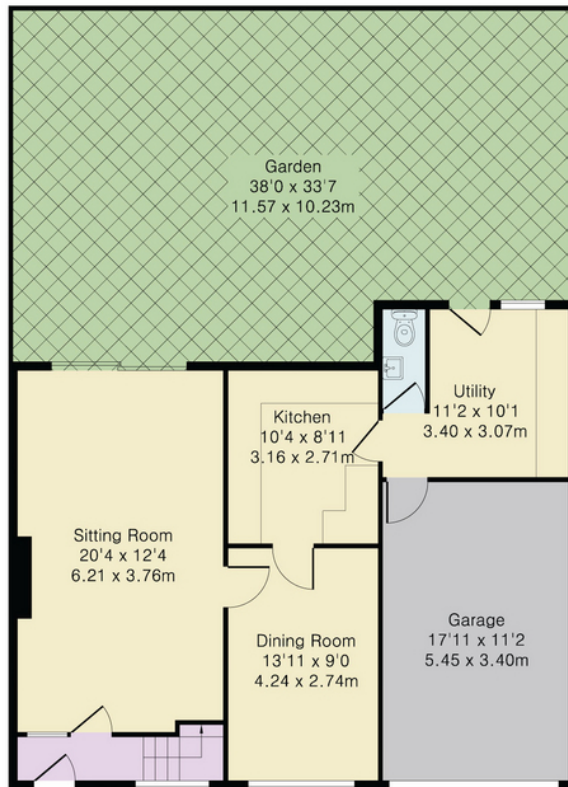
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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.



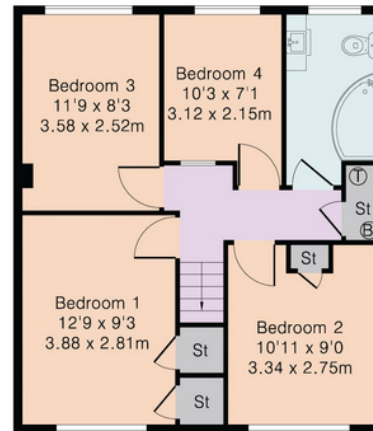
**Approximate Gross Internal Area 1375 sq ft - 128 sq m**

Ground Floor Area 851 sq ft – 79 sq m

First Floor Area 524 sq ft – 49 sq m



Ground Floor



First Floor



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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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