



29 Ridgeway Close, East Hendred, OX12 8GF
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom semi detached house with single garage situated in the popular village of East Hendred.

This stunning property was built in 2019 by Pye Homes and comes to market in fantastic condition. Upon entering the property you are greeted by a sizeable hallway with downstairs W/C and functional utility room. To the rear of the property is the generous open plan living/dining area which spans the full width of the house with French doors leading into the garden. The kitchen is modern and tasteful with a large range of eye level and base level storage, integrated double oven, gas hob with extractor fan and ample worktop space.

To the first floor there are three double bedrooms and family bathroom. The master bedroom is spacious with lots of natural light, two fitted wardrobes and modern en-suite shower room.

Outside to the front are shrubs and a path, the driveway leads to a single garage with eaves storage and personnel door into the garden. The rear garden is laid mainly to lawn with two patio areas and shrub borders.

Estate maintenance charge: £343 per annum

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom semi detached
- Spacious living / dining room
- Modern kitchen
- Utility room
- Cloakroom
- Ensuite shower room to master bedroom
- Enclosed rear garden
- Family bathroom
- Garage with driveway
- Council tax band: D, EPC: B

The Location

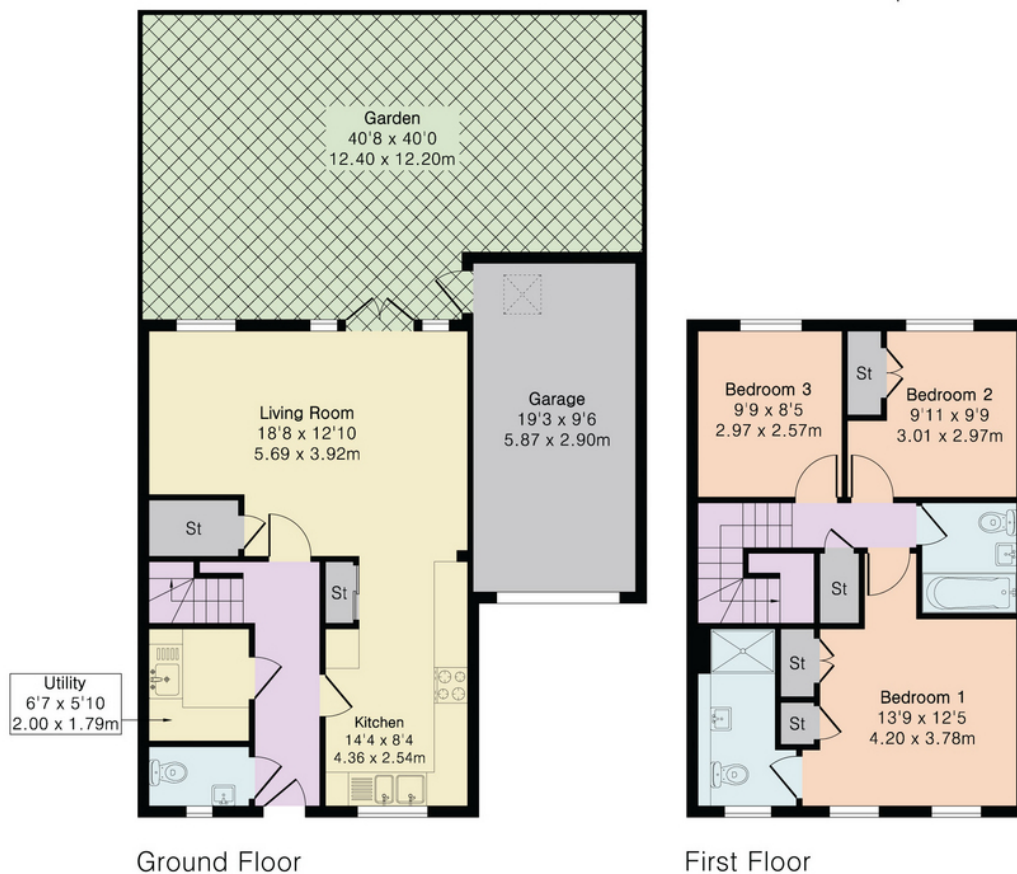
East Hendred is situated between Wantage and Harwell having two country pubs village shop community centre and The Hendreds Pre-School and Church of England Primary School and St Amand's Catholic Primary School. The A34 is easily accessible with the M40 to the north and the M4 to the south Didcot c.5 miles offers a fast service to London Paddington c.40 minutes. The nearby town of Wantage offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.



Approximate Gross Internal Area 1227 sq ft - 114 sq m

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 519 sq ft – 48 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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS