



Westbury Orchard Close, East Hendred, OX12 8JJ
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached three bedroom bungalow in East Hendred. In need of modernisation, viewings welcomed and offers encouraged.

This three bedroom detached bungalow is ideal for those willing to invest time and resources into a renovation. The spacious layout at almost 1200 square feet allows for a great deal of flexibility in design.

The bungalow features three bedrooms, dining room, two bathrooms, conservatory and utility space, providing ample space for comfortable living. Additionally, the property includes driveway parking, a carport, and a garage, with ample room for multiple vehicles.

The large garden is a key feature of this home, providing plenty of space. While the garden requires work it offers great potential.

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 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





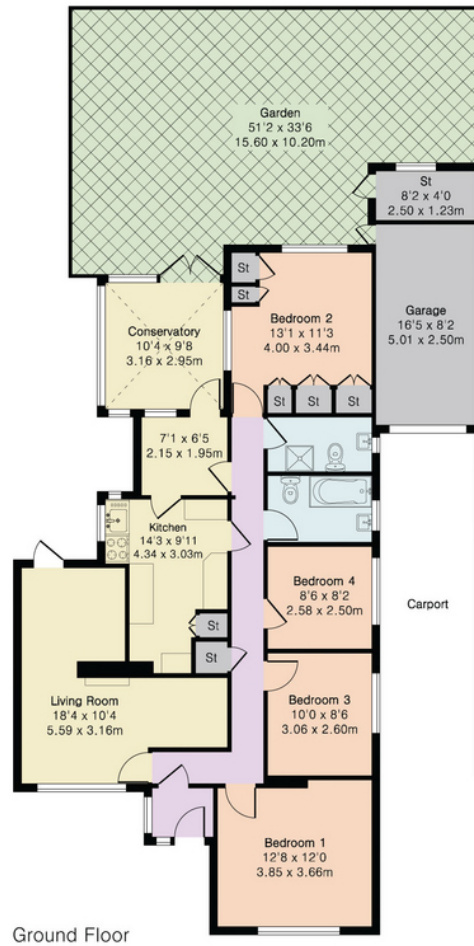
Key Features

- Popular Village Location
- 4 Bedroom Detached Bungalow
- Driveway Parking
- Carport
- Garage
- Large Garden
- Council Tax Band: F, EPC Rating: D

The Location

East Hendred is situated between Wantage and Harwell and has two country pubs, village shops, sports club, playparks, a community centre, The Hendreds Pre-School and Outstanding Church of England Primary School and St Amand's Catholic Primary School. The village has bus links to Wantage and Didcot plus routes to leading independent schools in Moulsoford and Abingdon. 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 a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday.

Approximate Gross Internal Area 1193 sq ft - 111 sq m
(Excluding Garage)
 Garage Area 171 sq ft – 16 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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