



THOMAS
MERRIFIELD
SALES LETTINGS

9 Aldworth Avenue
Wantage, OX12 7EJ

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An extended spacious four bedroom semi-detached property benefiting from a south westerly facing rear garden, situated in a sought after location close to local amenities and Charlton Primary School.

- Four Bedroom Semi-Detached
- Spacious Entrance Hall
- Sitting Room with Fireplace
- Kitchen
- Dining Room
- Utility Room
- Family Bathroom
- Rear South Westerly Facing Garden
- Driveway for Multiple Vehicles
- Garage

The property offers a generous entrance hall leading to an attractive sitting room with gas fireplace and patio doors to the rear garden. The kitchen overlooking the rear garden with a range of base and eye level units, dining room, utility room and useful ground floor shower room. To the first floor are four bedrooms, one with built in wardrobes and family bathroom.

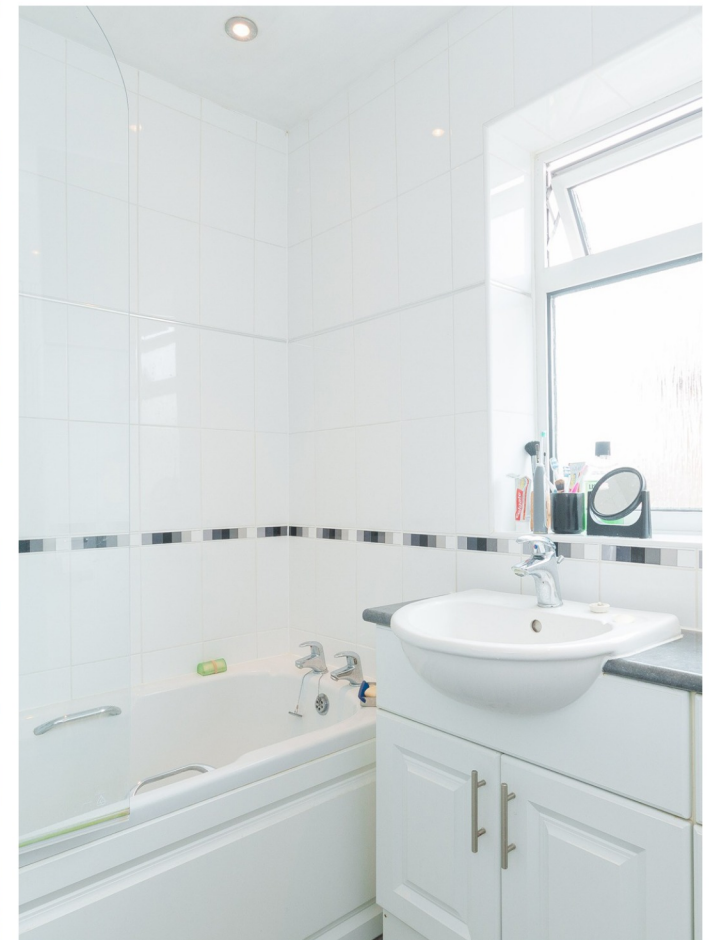
Outside the enclosed rear garden is predominantly laid to lawn with patio, decked area and well-constructed shed/workshop. To the front of the property is a large block paved driveway for multiple vehicles and access to the integral garage.

£350,000

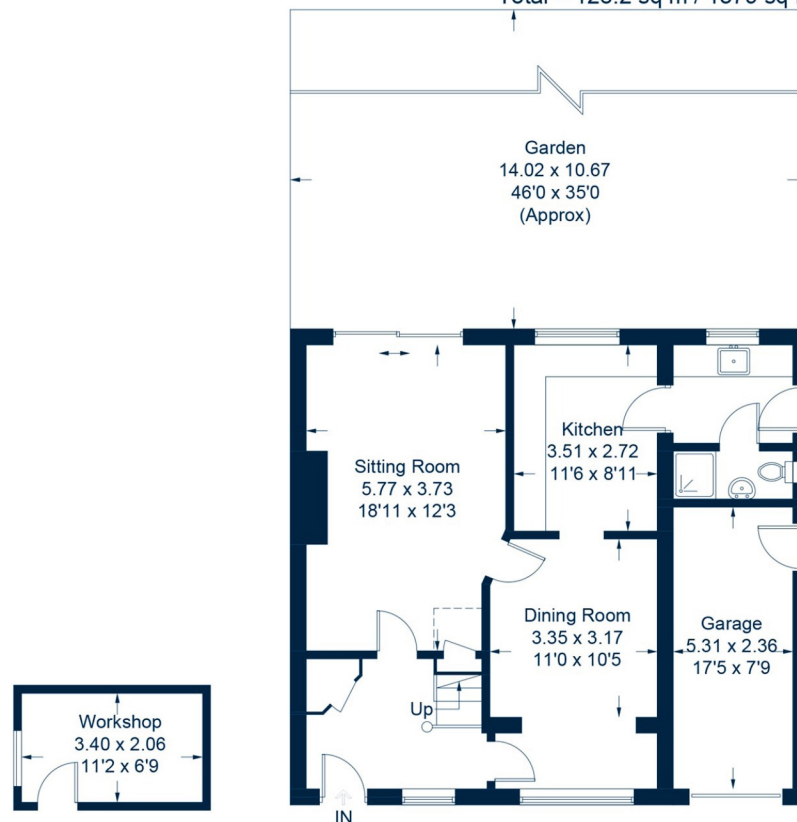




Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities,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



Approximate Gross Internal Area
 Ground Floor = 63.0 sq m / 678 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Garage / Workshop = 19.0 sq m / 204 sq ft
 Total = 128.2 sq m / 1379 sq ft

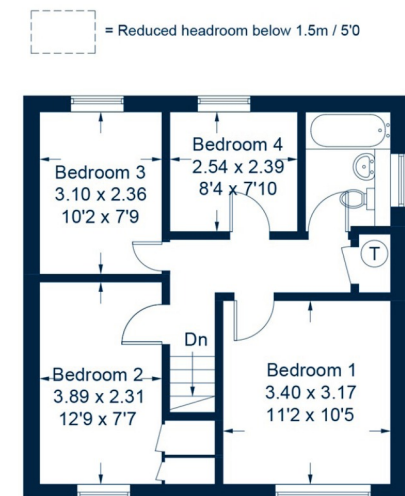


(Not Shown In Actual
 Location / Orientation)

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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First Floor