



25 Westfield Way, Wantage, Oxfordshire OX12 7EW







Opportunity to purchase a well presented four bedroom family home in popular Charlton Heights. The recently redecorated and spacious accommodation comprises a large sitting room and a separate family room, a kitchen/breakfast room and a useful utility room to the ground floor. The first floor offers master bedroom with en suite shower room, three further bedrooms and a modern bathroom. Outside can be found an enclosed west facing garden to the rear and a double width driveway and caravan/trailer storage area to the front.

25 Westfield Way, Wantage Oxfordshire OX12 7EW

Guide Price £270,000

- | | |
|-----------------|---------------------------------|
| ÿ Entrance Hall | ÿ Four Bedrooms |
| ÿ Sitting Room | ÿ En-suite Shower Room |
| ÿ Family Room | ÿ Family Bathroom |
| ÿ Kitchen | ÿ West Facing Garden |
| ÿ Utility Room | ÿ Garage and off Street Parking |

Directions:

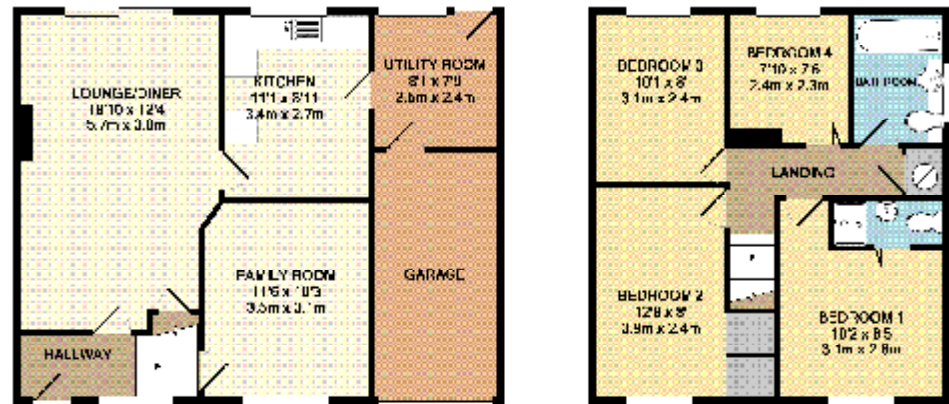
Leave Wantage Market Place via Wallingford Street and turn right at the Mini roundabout. Proceed straight across the next double mini roundabout onto Charlton Road. At the far end turn left at the double mini roundabout by the Lord Nelson Public House into Charlton Village Road. Proceed around the left hand bend passing Charlton Primary School on the left. Turn right into Aldworth Avenue and first right into Westfield Way. Proceed around the left hand bend and the property can be found on the left.

For more information or to arrange a viewing please contact:

Wantage
1 & 2 Market Place
Wantage
Oxfordshire OX12 8AD

Sales
Tel 01235 763611
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Email wantage@hodsons.co.uk



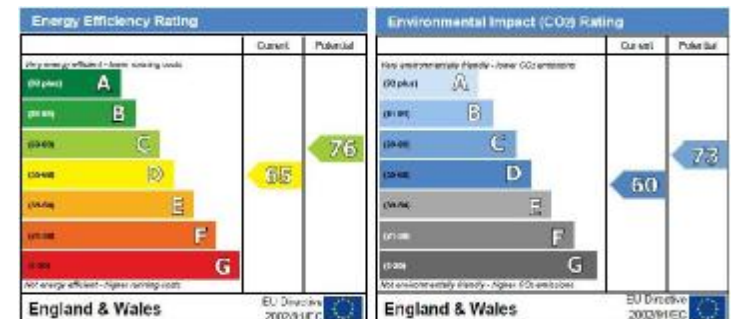


GROUND FLOOR
APPROX. FLOOR AREA
157 SQM (1678 SQFT)
(6' 10" x 11' 0")

FIRST FLOOR
APPROX. FLOOR AREA
143 SQM (1545 SQFT)
(6' 10" x 11' 0")

TOTAL APPROX. FLOOR AREA: 300 SQM (3223 SQFT)

While every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hodsons and no guarantee as to their operating ability or their efficiency can be given.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.