



Paul Pieri

Hampden Road £315,000

Wantage,
Oxfordshire OX12 7DP





- Convenient location overlooking open space
- Planning permission to extend
- South facing garden
- Refitted kitchen and bathroom
- Underfloor heating to the ground floor

Hampden Road

£315,000

This three-bedroom semi-detached family home sits in an elevated position looking towards a beautiful area of public open space with mature trees, footpaths, a small stream and areas of green and is within a few minutes' walk of Wantage Market Place. The accommodation itself comprises of a recently refitted open plan kitchen/dining room complimented by an adjoining utility room, a WC and a separate sitting room on the ground floor. Upstairs are three bedrooms and a modern re-fitted bathroom. The rear garden faces south west with a patio adjoining the house and with steps rising to a generous area of lawned garden enclosed by timber fencing. A hard-standing driveway at the front of the property provides ample off-street parking. Planning permission has been granted for a first-floor extension over the utility and part of the kitchen. NB: Please be advised that an area of garden to the side of the house (not pictured) is to be retained by the current owners for the erection of a small two-bedroom detached home. No first-floor windows will be overlooking the garden of 40 Hampden Road.

Directions:

From Wantage market proceed into Wallingford Street turning right at the mini roundabout. Turn left at the double mini roundabout into Garston Lane and continue until the road bears left and downhill and turn immediately left into Hampden Road where the house is immediately on the left.

For more information or to arrange a viewing please contact:

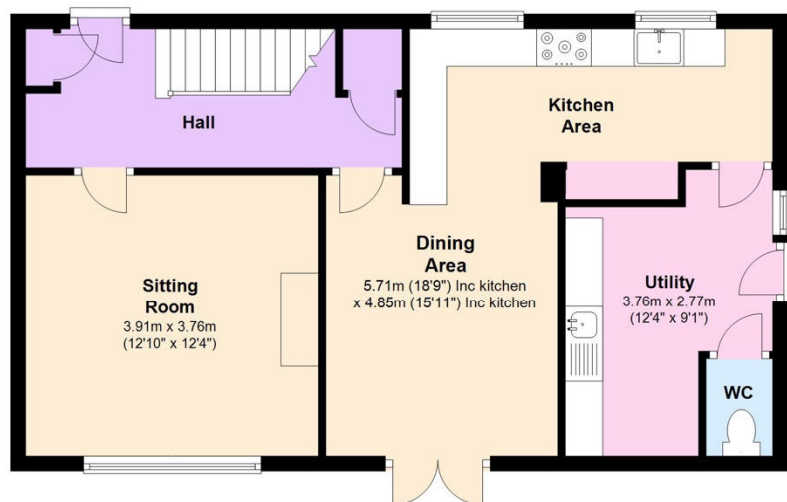
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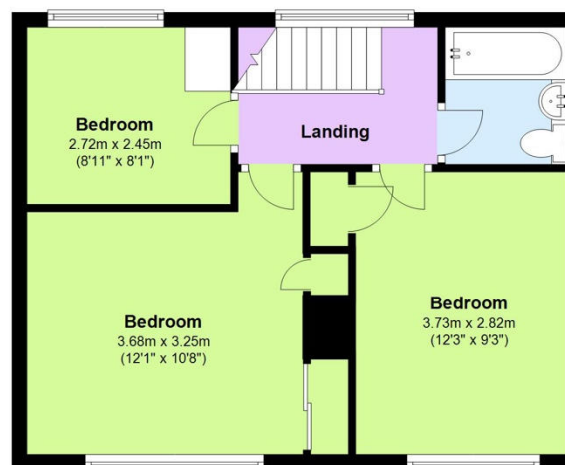
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation.

Plan produced using PlanUp.



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