



3 THE CRESCENT

EAST HAGBOURNE, OX11 9JY

£485,000
FREEHOLD

Nestled in the charming village of East Hagbourne, The Crescent presents an exceptional opportunity to acquire a delightful semi-detached house. This inviting property boasts four spacious bedrooms, with excellent storage space making it an ideal home for families or those seeking extra space for guests or a home office. With two well-appointed bathrooms, convenience and comfort are at the forefront of this residence.

The location is truly remarkable, offering a wonderful community atmosphere that is both welcoming and vibrant. Residents can enjoy the tranquility of village life while still being within easy reach of local amenities and transport links, ensuring that everything you need is just a short distance away.

In addition to a good sized south-facing garden at the rear of the property, parking will never be a concern here, as the property provides ample space for up to three vehicles, making it perfect for

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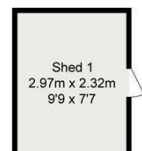
The Crescent, OX11

Approximate Gross Internal Area = 157.50 sq m / 1695 sq ft

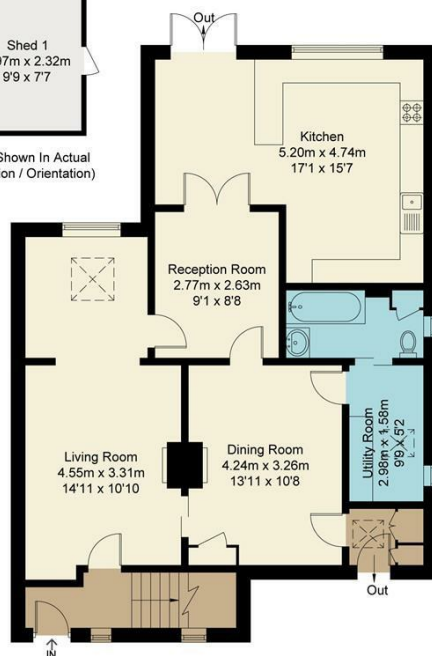
Shed = 14.80 sq m / 159 sq ft

Total = 172.30 sq m / 1854 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

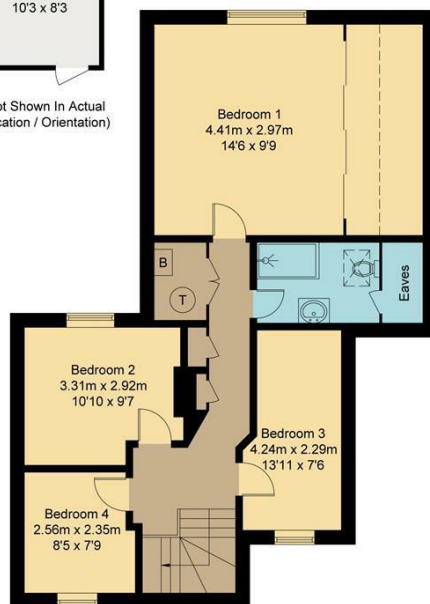


Ground Floor

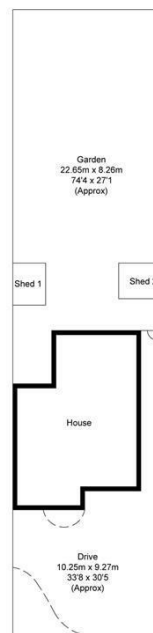
Floor plan produced in accordance with RICS Property Measurement Standards.
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(Not Shown In Actual Location / Orientation)



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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