

GREEN &
CO

£450,000

5 Linden Crescent

Grove Wantage Oxfordshire OX12 7NB



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Description

Wonderful detached and extended bungalow set along a quiet residential cul-de-sac in the much favoured "Old Grove" which would benefit from a new owner putting their own stamp upon it. Offered for sale with no onward chain this lovely bungalow features three bedrooms, family bathroom, large living room, kitchen, dining room, study, conservatory, utility room, and cloakroom. Outside the property has a well stocked rear garden with various shrubs and trees, two sheds, greenhouse, garage attached to side with parking in front and a workshop and outside sink behind. Given the excellent location, its proximity to local amenities and a paucity of detached bungalows we strongly recommend a viewing to fully appreciate the property.

Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.





what3words

w3w.co/gilding.meatballs.expectant.

Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.



Utilities

All mains services are connected.

Heating Type

Gas fired central heating to radiators.

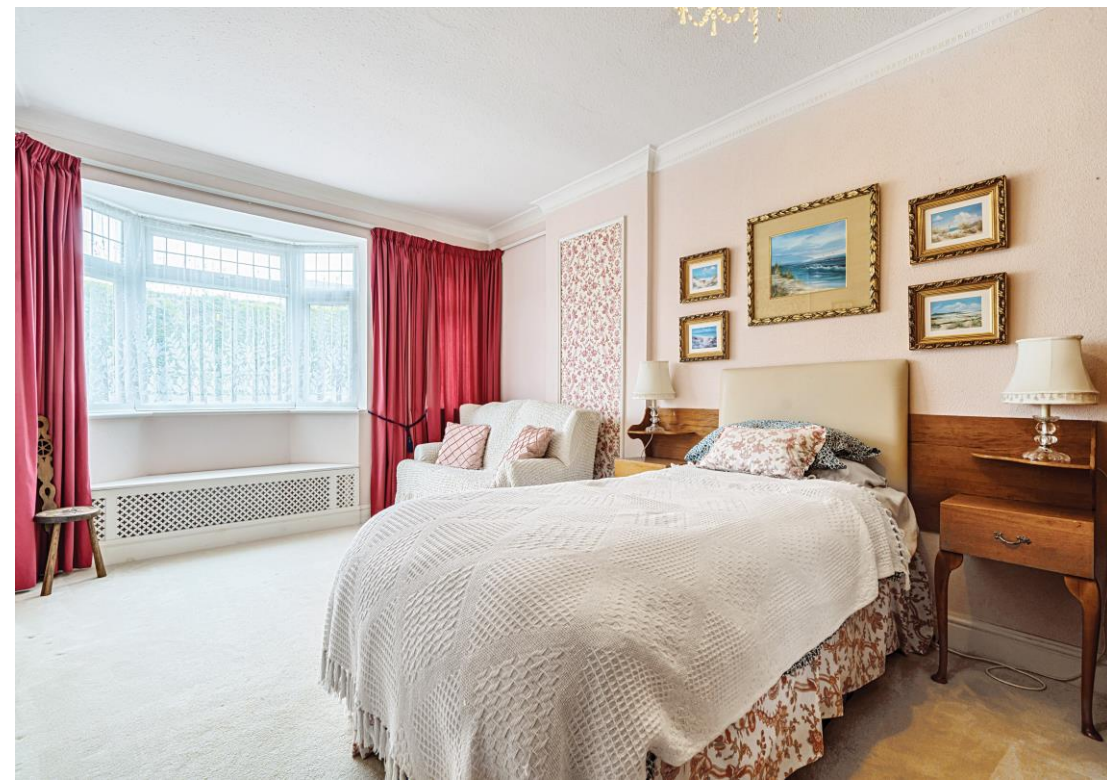
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D.

Council Tax Band

E.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

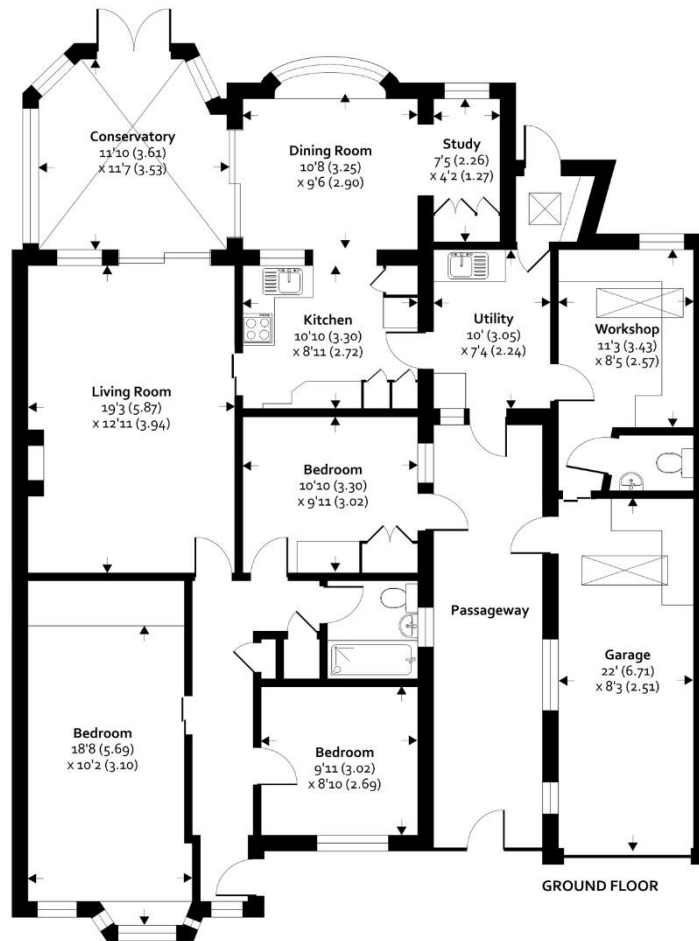




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Approximate Area = 1513 sq ft / 140.5 sq m (excludes passageway)
Garage = 187 sq ft / 17.4 sq m
Total = 1700 sq ft / 157.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Green & Co. REF: 1181305



Other Material Information

The main "external" windows (you'll have to look to understand!) have been updated as has the front door but some of the windows are wooden framed, single glazed units and there is evidence of asbestos to the garage roof, all of which you would expect with a property of the 1960s.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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