



Station Road, Shrivenham, Oxfordshire, SN6 8ED

£450,000  
(Offers in Excess of)

*Hanley's*



## Station Road, Shrivenham, SN6 8ED

A well presented three bedroom link detached house situated within a short walk of the High Street of this popular village and enjoying rural views to the front. The spacious accommodation comprises: Entrance porch, hall with stairs to the first floor, large living room with attractive stone feature fireplace and double doors opening onto to the dining room/bedroom four with double glazed patio door to the rear garden. An arch leads through to the fitted kitchen/dining room with an extensive range of wall and base units, built-in double oven, hob with extractor hood over. A door leads through to a lobby giving internal access to the front and to the single garage with power and light. First floor: landing with airing cupboard, shower room, three double bedrooms; bedroom one with an attractive range of mirror fronted wardrobes and the two further bedrooms both have fitted wardrobes/storage too. The property also benefits from gas radiator central heating and double glazing. Outside there is driveway parking for several vehicles to the front leading to the attached single garage, shaped lawn and gated side access to the rear garden. To the rear is a large well tended mature garden enclosed by wood panel fencing, shaped lawn with stepping stone path, paved patio area, summer house, timber shed and a selection of shrubs, trees; including a plum tree, bushes and flower beds.



**1 Bathroom**



**3 Bedrooms**



**2 Receptions**

**EPC: D 67**

**Council Tax Band: E**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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