



14 WHITFIELD GARDENS

WANTAGE, OX12 0FQ

£375,000
FREEHOLD

In our opinion an extremely well presented property, nestled nicely within this sought after development located in the idyllic village of East Hanney, ideally situated for road links to Abingdon, Wantage, Didcot and Didcot Parkway Station just c.6.9 miles. The property provides generous size accommodation throughout including a stylish kitchen/diner with integrated kitchen appliances, ground floor W.C and spacious living room with doors inviting you out to an attractively landscaped rear garden. On the first floor are three well proportioned bedrooms, a spacious bathroom and the principal bedroom benefitting from en-suite shower room. Outside the property is space in front for two cars. Call William Jones on 01235 812229 to arrange a viewing and to avoid disappointment.

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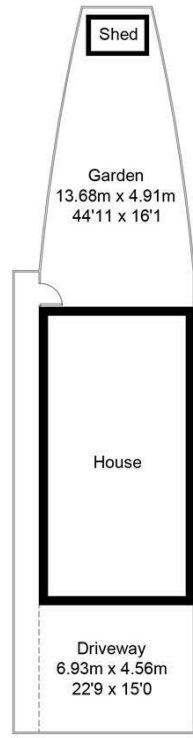
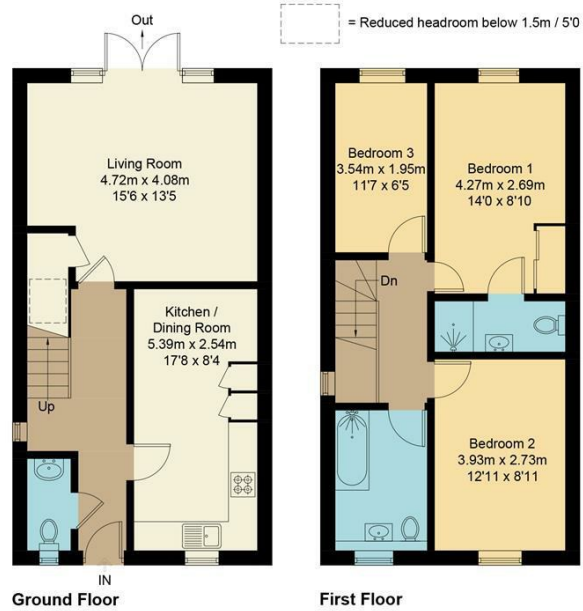
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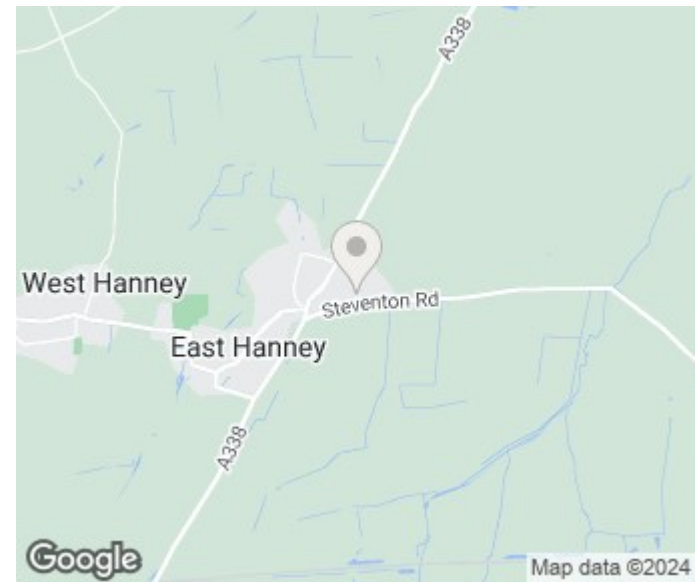
Whitfield Gardens, OX12

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft
Shed = 2.0 sq m / 22 sq ft
Garden & Driveway Area = 110.2 sq m / 1186 sq ft



Shed
1.84m x 1.09m
6'0" x 3'7"

(Not Shown In Actual
Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards.
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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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