



19 Hawkins Avenue, Stanford In The Vale

In Excess of £310,000

Waymark

19 Hawkins Avenue

Stanford In The Vale, Faringdon

A fantastic opportunity to purchase this two double bedroom semi-detached home, situated in the ever-popular village of Stanford in the Vale and offered to the market with no onward chain. The property is within walking distance of local amenities including the village shop, primary school and public house, and further benefits from two en-suite bathrooms, driveway parking and a garage.

The accommodation comprises; entrance hall, modern kitchen, spacious living/dining room with access to a large understairs storage cupboard, downstairs W/C, landing with additional storage cupboard, and two generous double bedrooms. Both bedrooms benefit from en-suite bathrooms, whilst the second bedroom also features fitted wardrobes and an overstairs storage cupboard.

Externally, the property enjoys a sunny and private rear garden, predominantly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. To the front, there is driveway parking for two to three vehicles leading to a larger-than-average single garage with light and power connected.

The property is connected to mains gas, electricity, water and drainage, and is heated via gas central heating. The property is very energy efficient with an energy performance certificate rating of B. There is also circa six years remaining of NHBC builders warranty on the property.

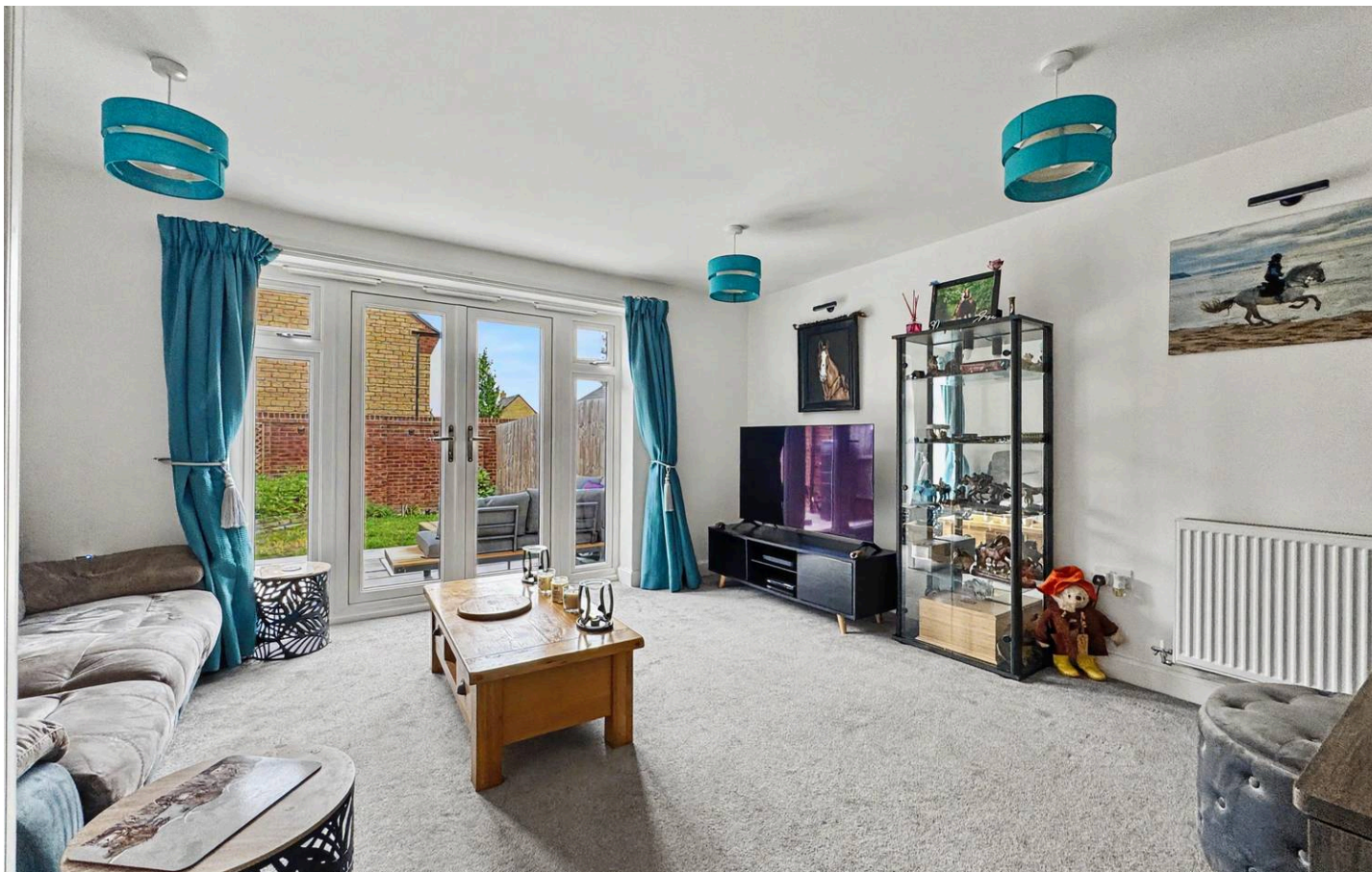
Viewing is highly recommended to fully appreciate everything this property has to offer.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Stanford In The Vale, Faringdon

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.
Council Tax band: C



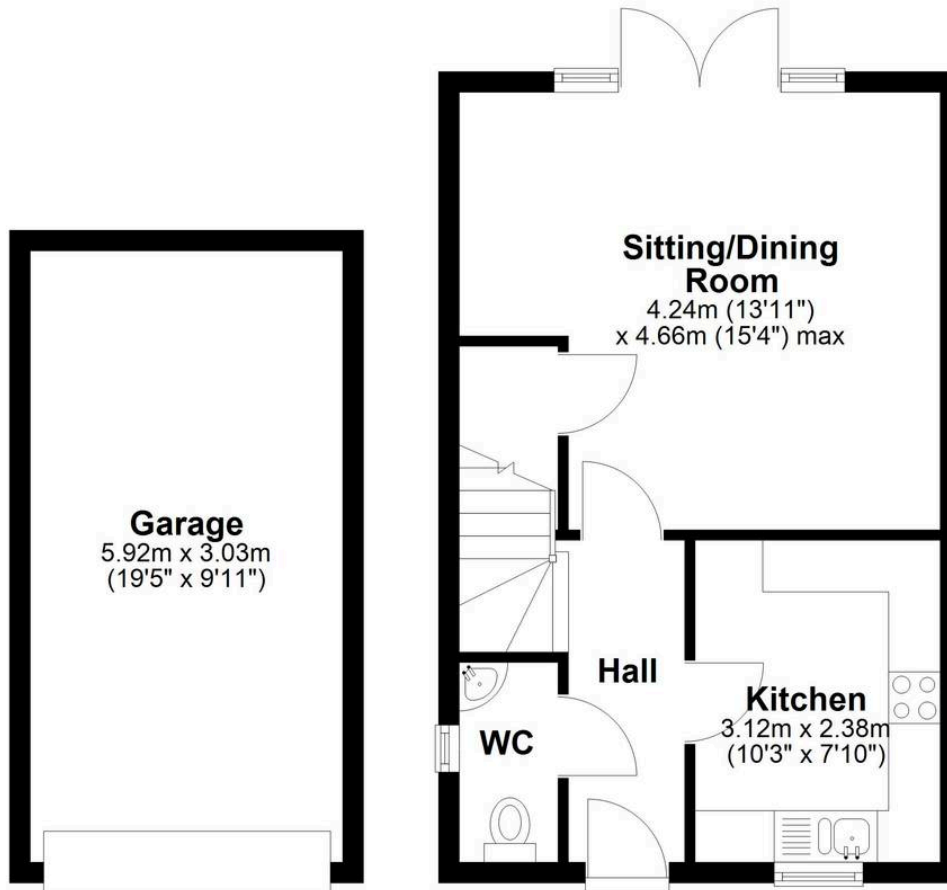
- No Onward Chain
- Semi-Detached Home
- Two Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Two En-Suite Bathrooms And Downstairs W/C
- Driveway Parking And Garage
- Popular And Sought-After Village Location
- Walking Distance To Shop, School And Public House
- Ideal First Time Buy Or Investment Purchase





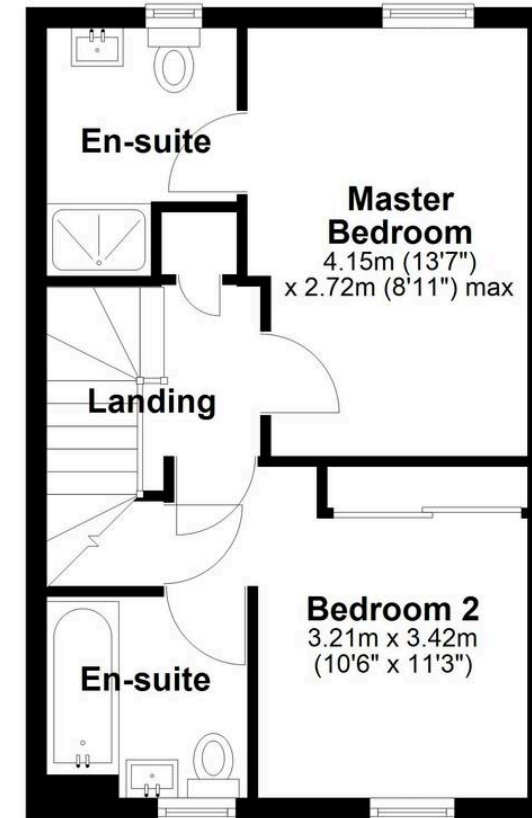
Ground Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

Waymark Property Limited

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.