



4 Howard Avenue, Grove

Guide Price **£375,000**

Waymark

4 Howard Avenue

Grove, Wantage

Available for the first time in over 30 years, this well-proportioned three-bedroom detached family home enjoys a generous south-facing rear garden and excellent outside space. The property is conveniently located within walking distance of village amenities, including shops and schooling.

The ground floor comprises an entrance hall, cloakroom with built-in storage, spacious kitchen with access to a useful covered side passage, and a large open-plan sitting/dining room with double doors opening onto the garden.

Upstairs are three bedrooms, with fitted wardrobes to the main and third bedrooms, together with a family bathroom which has been adapted in recent years.

The sunny, south-facing rear garden features flower borders, fruit trees, lawn and a paved seating area, with a further garden area providing useful storage or growing space. There is also rear access to the single garage, with parking to the front accessed from St Johns Road, together with an additional side store.

The property is freehold and is understood to be connected to mains services, with gas-fired central heating.

Viewing is highly recommended.





4 Howard Avenue

Grove, Wantage

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: E

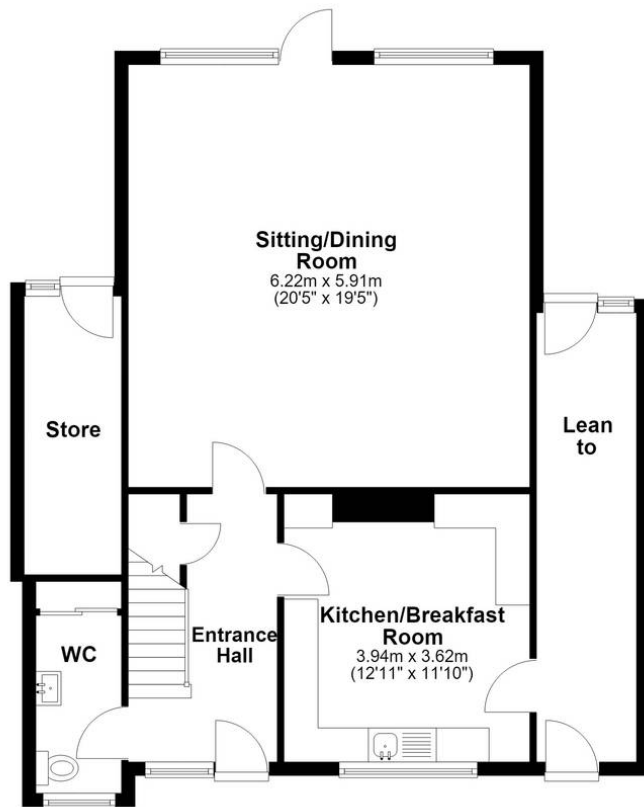
Tenure: Freehold





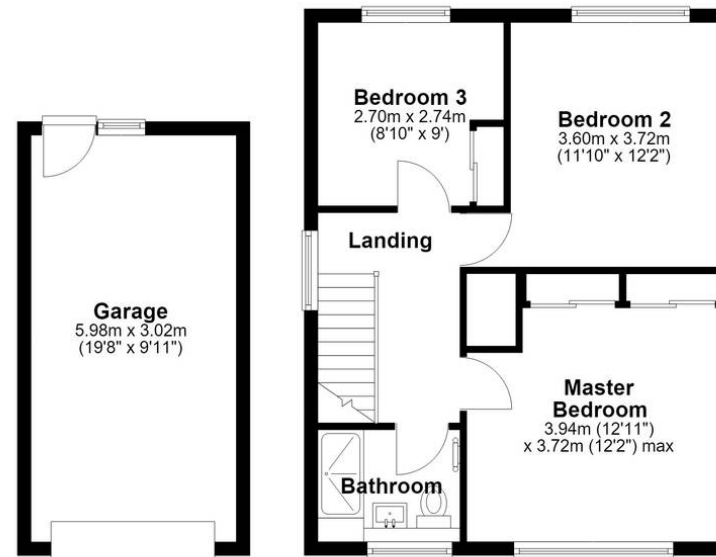
Ground Floor

Approx. 99.6 sq. metres (1072.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 144.7 sq. metres (1557.9 sq. feet)

Waymark Wantage

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