



20 Laurel Crescent, Grove
£425,000

Waymark

20 Laurel Crescent

Grove, Wantage

An immaculately presented three-bedroom detached family home, situated in the ever-popular and sought-after location of Old Grove, close to a range of local amenities. Offering spacious and well-proportioned accommodation throughout, the property has been well maintained by the current owners and provides an excellent opportunity for modern family living. An internal viewing is highly recommended to fully appreciate all that this attractive home has to offer.

The light and airy accommodation briefly comprises on the ground floor; a spacious entrance hall with useful understairs cupboard, a beautiful kitchen/dining room with built-in appliances, a generous living room featuring a log burner, conservatory, garden room and cloakroom. To the first floor, the landing benefits from a window which enhances the bright and spacious feel, leading to three good-sized bedrooms and a large modern family bathroom.

Externally, the enclosed rear garden offers a fantastic space for both relaxing and entertaining, featuring a large decking area ideal for outdoor dining, with the remainder laid predominantly to lawn and bordered by an attractive selection of flowers and established shrubs. A further patio area is situated behind the garage, providing additional outdoor seating and entertaining space.

To the front of the property is a large driveway providing ample off-road parking for several vehicles, together with an area of lawn enclosed by fencing. The property also benefits from a garage, providing useful additional storage and parking.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.





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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: D

Tenure: Freehold

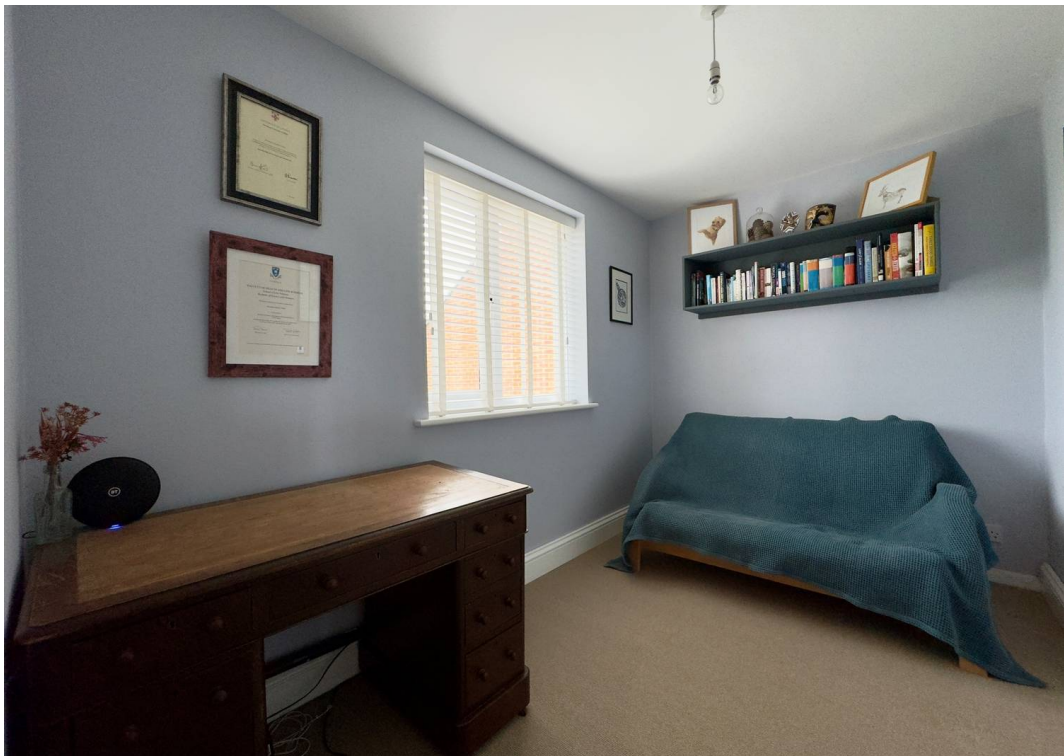
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful & Immaculate Detached Family Home
- Three Generous Bedrooms
- Stunning Kitchen/Dining Room & Spacious Living Room With Log Burner
- Conservatory & Garden Room
- Ground Floor Cloakroom & Large Modern Family Bathroom
- Garage & Large Driveway Providing Off Road Parking For Several Vehicles
- Popular Old Grove Location, Close To Amenities
- Viewing Highly Advised!



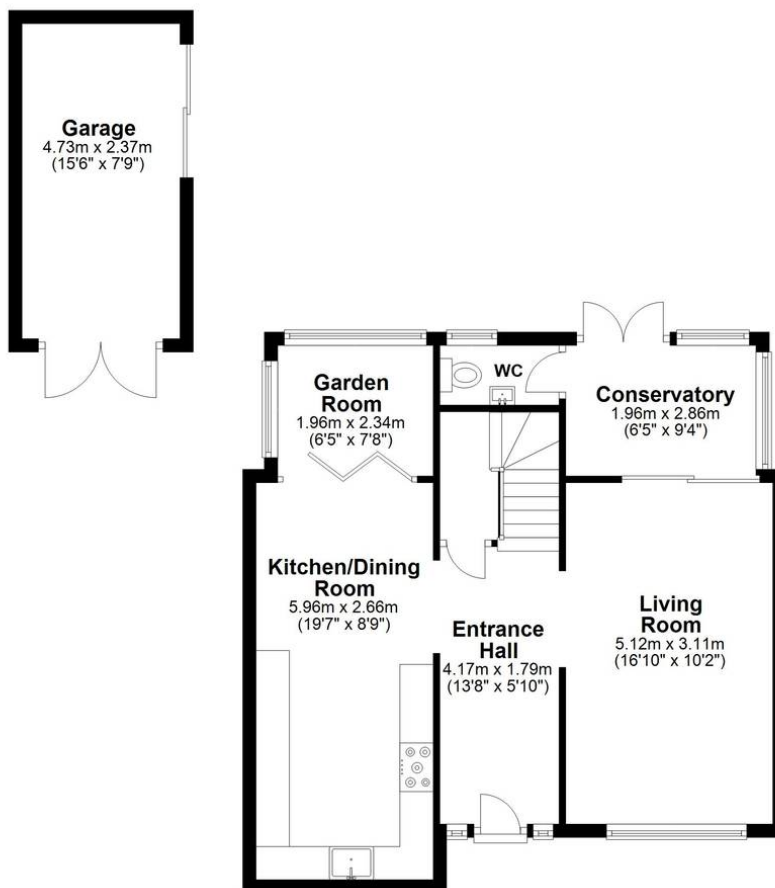






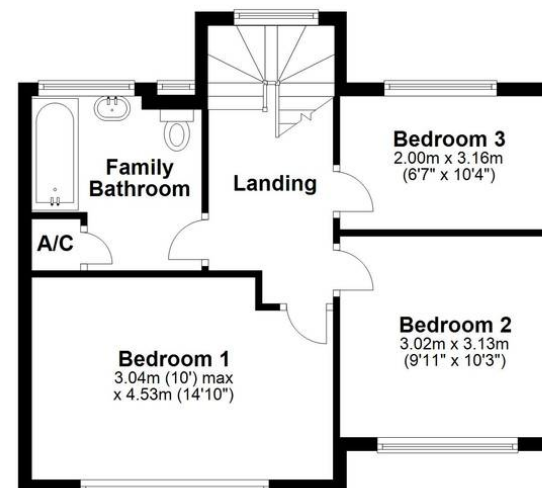
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Waymark Wantage

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