



**27 Armstrong Avenue, Grove**

In Excess of **£445,000**

**Waymark**

## 27 Armstrong Avenue

Grove, Wantage

A beautifully presented four-bedroom detached family home offering spacious and well-balanced accommodation which can be offered for sale with no onward chain. Constructed by Messrs. Charles Church to a popular design, the property should be viewed internally to full appreciate.

On entering, you are welcomed by an entrance hall where the current owner has added useful under-stairs cupboards. Beautiful herringbone flooring flows through into the stunning triple aspect kitchen/dining room, which boasts a central island with breakfast bar, finished with matching quartz worktops, splashback, island top, and window sills. An upgraded tap adds a stylish and practical touch while French doors lead on to the garden flooding the room with natural light. Ample cabinetry is complemented by a practical utility cupboard with space for both a washing machine and tumble dryer. The home also offers a dual-aspect living room with a stylish feature media wall and French doors to the garden, as well as a separate study that can also serve as a family room. Completing the ground floor accommodation is a cloakroom, finished with upgraded half-height tiling to complement the home's high-end style.





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Upstairs, a light and airy landing with a useful storage cupboard leads to four generously proportioned bedrooms with large wardrobes and ensuite to the master. A modern, fully tiled bathroom, featuring an upgraded heated towel rail and a shower over the bath, serves the remaining bedrooms.

Outside, a generously sized garden for a property of its type features an extended patio area ideal for outdoor dining and barbecues, newly laid turf, two external garden lights, and both an external garden tap and two outdoor plug sockets for added convenience and thoughtfully upgraded by the current owners. A pedestrian gate provides access to the garage and a double-width driveway for ample off road parking.

Furthermore, the property is situated in a convenient location providing easy access to local amenities, schooling and bus routes.

Material Information - The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and the heating system has been upgraded to allow control via both wall device and WIFI through an app. 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: E

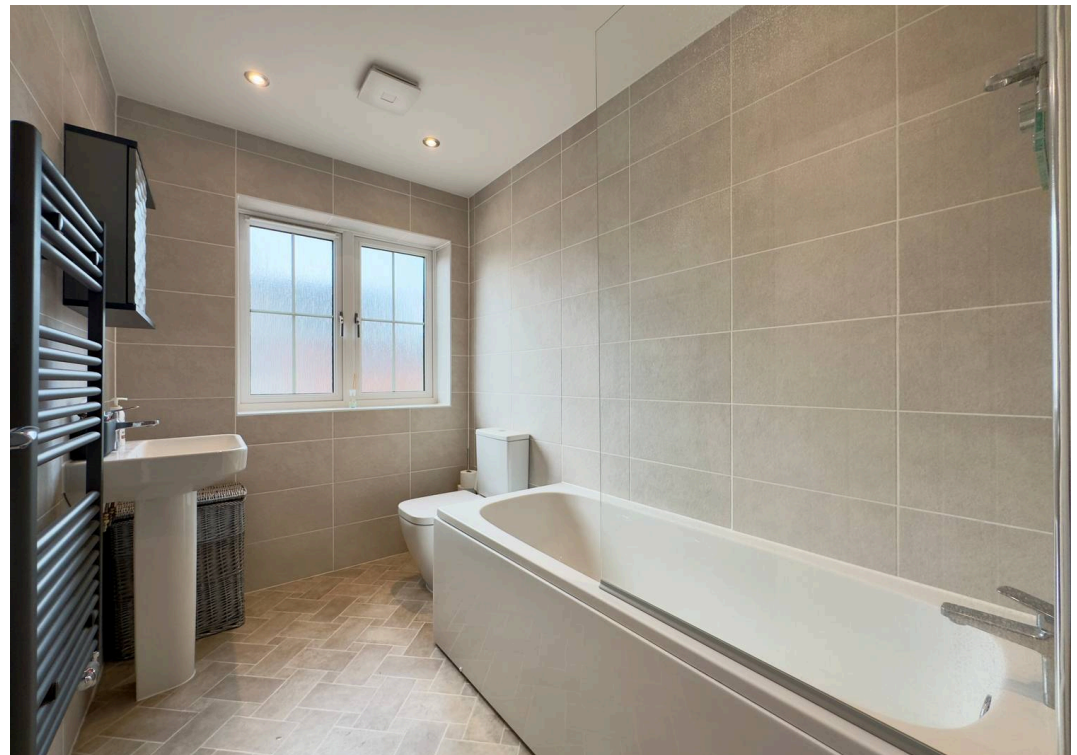
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

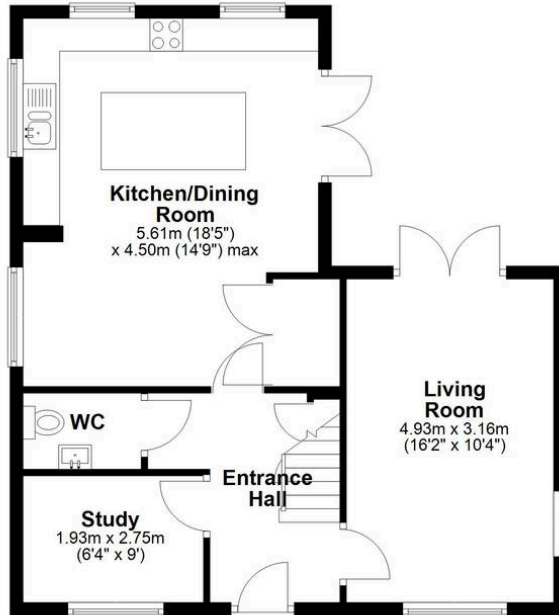
- A Beautiful Detached Family Home
- Four Well Proportioned Bedrooms With Large Wardrobes & Ensuite To Master
- Living Room With Feature Media Wall & Separate Study/Family Room
- Impressive Kitchen/Dining Room With Stunning Island
- Upgrades Throughout
- Enclosed Good Size Rear Garden
- Garage & Double Width Driveway





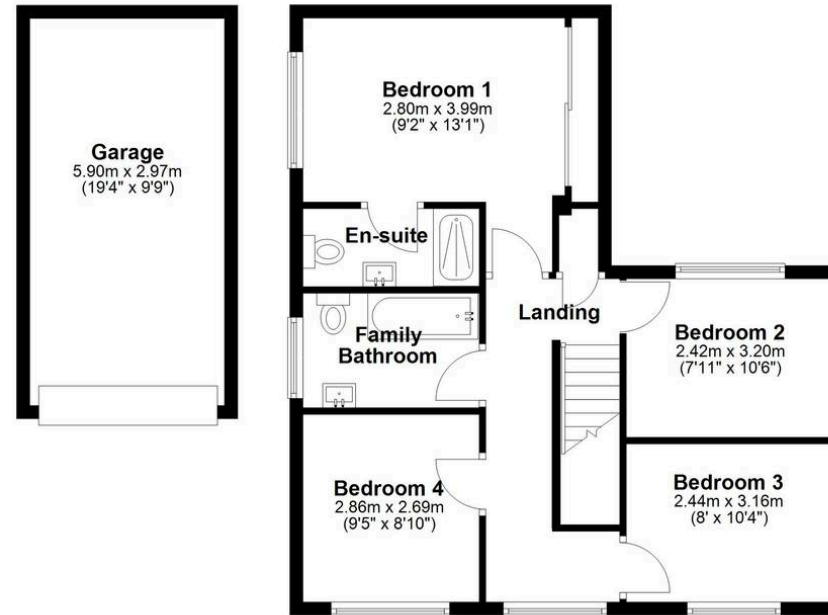
### Ground Floor

Approx. 75.3 sq. metres (810.2 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)

## Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

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