



50 Westland Road, Faringdon  
In Excess of £390,000

Waymark

# 50 Westland Road

## Faringdon

A fantastic opportunity to acquire this spacious three-bedroom semi-detached home, ideally positioned on a quiet no-through road in one of Faringdon's most sought-after locations. The property is within easy reach of local amenities, including a local shop, leisure centre, well-regarded schools, and attractive countryside walks.

The ground floor offers excellent living space, featuring three reception rooms, including a welcoming sitting room, a separate dining room, and a light-filled conservatory. There is also a kitchen, a large utility area, a useful porch, a small shower room, and a downstairs W/C.

Upstairs, you will find three light and airy bedrooms along with a family shower room. The property also offers superb potential for further extension (subject to planning), particularly above the garage, where an additional master suite could be created.

Outside, the property benefits from a driveway leading to an integral garage, while the private south-facing rear garden provides an attractive outdoor space, mainly laid to lawn and complemented by a storage shed and greenhouse.

The property is freehold and connected to mains gas, electricity, water, and drainage. This wonderful home must be viewed to be fully appreciated.

- Semi Detached Home
- Three Bedrooms
- Three Reception Rooms
- Utility Room & Downstairs W/C
- Private South-Facing Garden
- Driveway Parking And Garage
- Highly Sought After Location
- Great Potential to Extend (STPP)





## 50 Westland Road

### Faringdon

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular  $\frac{1}{2}$  hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

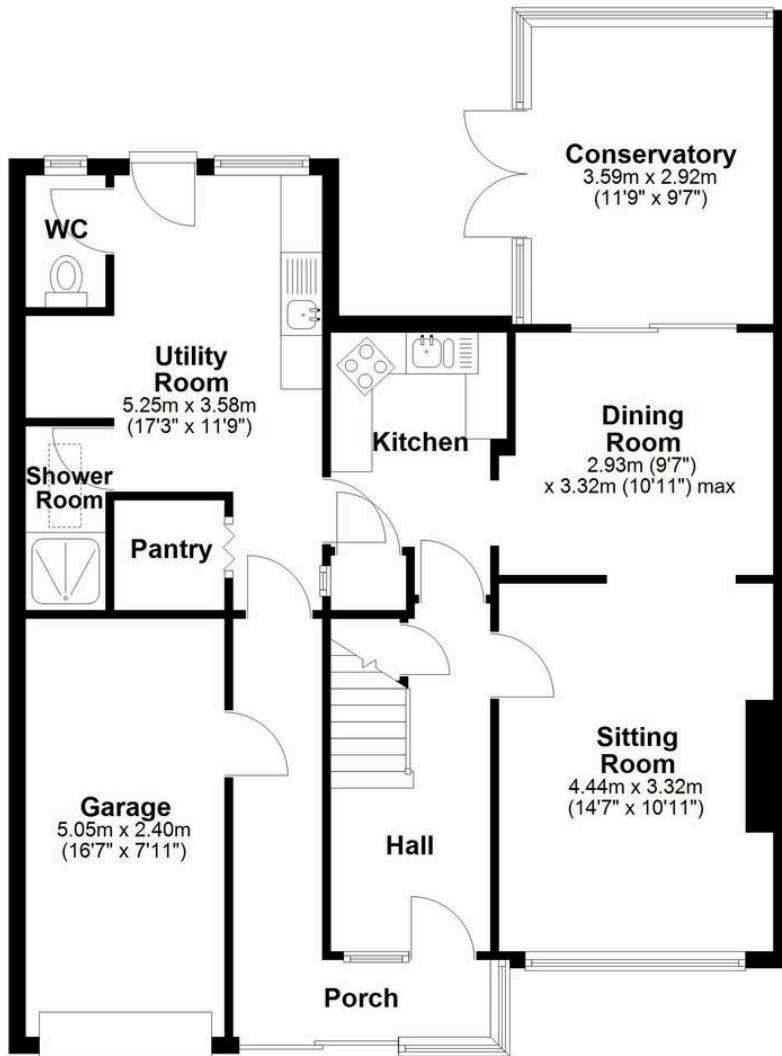






## Ground Floor

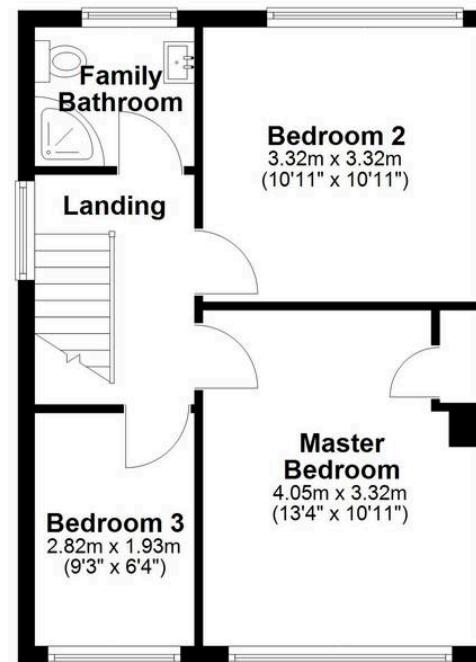
Approx. 90.8 sq. metres (977.4 sq. feet)



Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

## First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



# Waymark Property Limited

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