



19 Denchworth Road, Wantage, OX12 9AX

Offers In Excess Of £370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A generous three-bedroom semi-detached property ideally positioned within walking distance of Wantage town centre.

The property is beautifully presented throughout and comprises a bright entrance hall and a spacious sitting room with a feature fireplace. The open plan kitchen/dining room offers a modern and versatile living space, with a set of French doors leading from the dining area into the rear garden. The contemporary kitchen has a range of eye and floor units, a breakfast bar, and a built-in oven, hob and extractor.

To the first floor are two double bedrooms and a third single bedroom all served by the family bathroom.

Outside, to the front of the property, there is driveway parking for several vehicles, an electric charging point and garage. The rear south-westerly facing garden offers a high degree of privacy and features an area of decking ideal for outside entertaining, lawn and mature shrubs, with a personal door to the garage.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Semi-detached
- Three bedrooms
- Kitchen / Dining Room
- Sitting Room
- Enclosed rear garden
- Garage
- Driveway parking
- Council Tax Band; C, EPC Rating; C

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

**Approximate Gross Internal Area 864 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 432 sq ft – 40 sq m

Garage Area 175 sq ft – 16 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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