



3 Hardwell Close, Wantage, OX12 0BN

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Hardwell Close is a lovely three bedroom detached property being sold with no onward chain in this sought-after area of Grove, close to local primary schools, shops and amenities.

Approached by a block paved driveway providing parking for a number of vehicles, and a shrub and flower border. This three bedroom family home benefits from laminate flooring throughout the ground floor and comprises entrance hall with under-stairs storage and a cloakroom. The front-facing kitchen has a range of base and eye level units with integrated oven, hob and extractor fan with space for white goods and a door to the front of the property, the bright and spacious dining/living room is flooded with natural light from the westerly facing garden which can be accessed through the sliding patio doors.

To the first floor are three bedrooms, two of which benefit from built-in storage, and a family bathroom with shower over the bath.

The west facing rear garden is mainly laid to lawn with established shrub and flower borders and a wooden decking area for outside entertaining.



Material information to note; This is a freehold property with gas central heating. Mains water, electricity, and drainage are connected. The Ofcom checker indicates that standard, superfast, and ultrafast broadband are available at this postcode, and mobile coverage is available with all major providers. The government flood-risk portal highlights this as a very low flood-risk area for rivers & sea, and high risk for surface water. We are not aware of any planning permissions in place that would negatively affect the property. Properties built before 2000 may contain asbestos in certain construction materials or in materials used during later building works such



Key Features

- Chain free
- Detached House
- Three bedrooms
- Ample off street parking
- Downstairs WC
- Garage
- West facing rear garden
- Council tax band; D, EPC Rating; D

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. There is an excellent bus service to Wantage, Oxford and Didcot. It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot c.9miles to London Paddington c.40 minutes.

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.

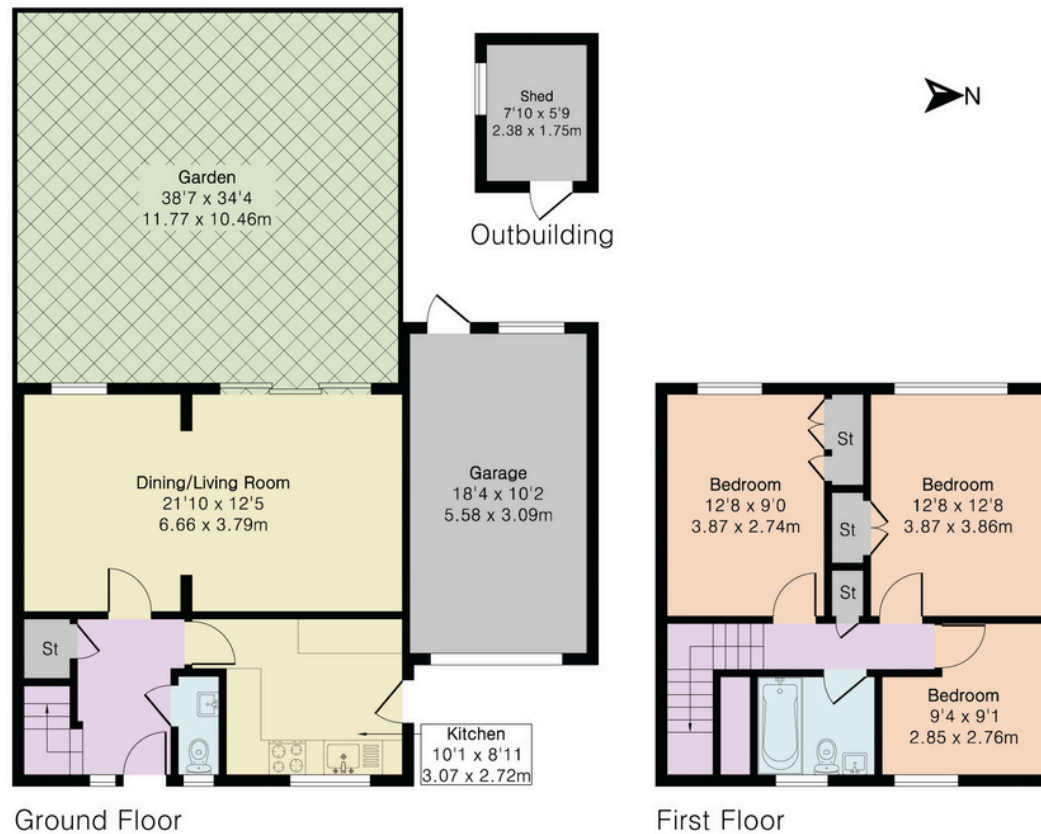
**Approximate Gross Internal Area 944 sq ft - 88 sq m
(Excluding Garage&Outbuilding)**

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 472 sq ft – 44 sq m

Garage Area 186 sq ft – 17 sq m

Outbuilding Area 45 sq ft – 4 sq m



Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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