



CHARLES BARTLETT
RESIDENTIAL



34 Merchant Crescent, Faringdon, SN7 7EQ

Offers in excess of £300,000

A beautifully presented and deceptively spacious two-bedroom terraced home, ideally positioned within a popular residential development in Faringdon.

Offering approximately 774 sq ft of accommodation, this attractive property combines a contemporary finish with a practical layout and excellent natural light throughout.

The ground floor opens into a welcoming entrance hall leading to the generous reception room, which provides a comfortable and versatile space for relaxing and entertaining. To the rear is the real heart of the home - a bright open-plan kitchen and dining area, fitted with a range of modern wall and base units, integrated appliances and French doors opening directly onto the rear garden.

A useful downstairs cloakroom completes the ground floor.

Upstairs are two well-proportioned bedrooms. The master bedroom benefits from access to an ensuite shower room, while the second bedroom is a good-sized double and could also provide an ideal home office or guest bedroom. A further modern family bathroom completes the first floor.

Outside, the property benefits from an enclosed rear garden, with a paved terrace providing an excellent area for outdoor dining and entertaining, together with lawn and established planting. The property also benefits from allocated parking to the front and EV Charging Point.

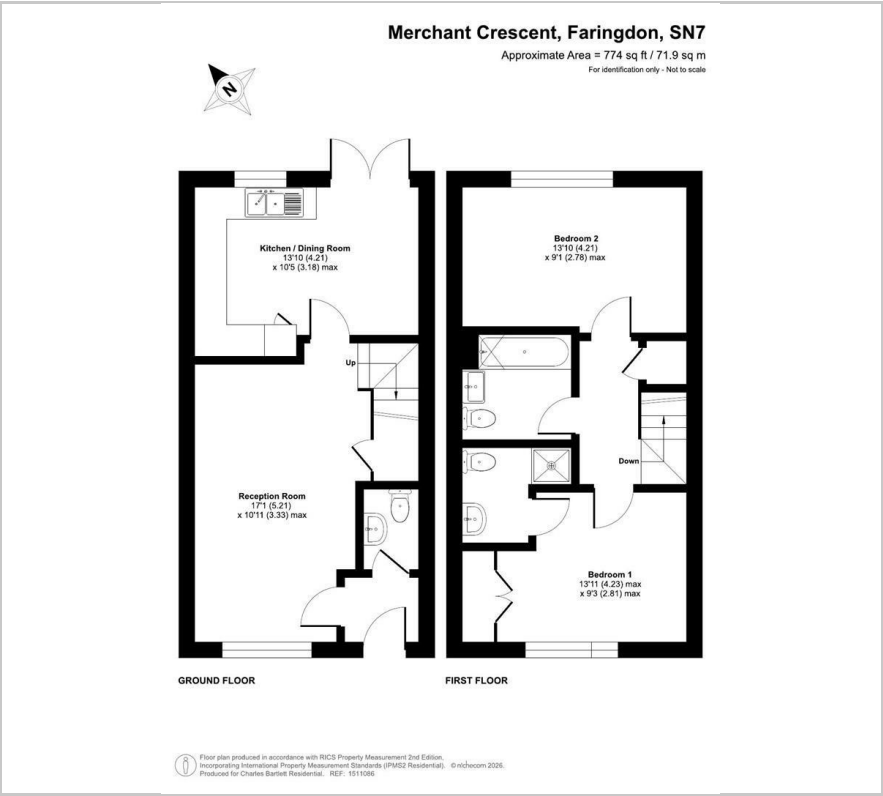
The property enjoys an attractive outlook to the front, with views towards the surrounding countryside, while being conveniently located for Faringdon's shops, cafés, restaurants and everyday amenities.

- Beautifully presented two-bedroom home
- Approximately 774 sq ft
- Modern fitted kitchen with integrated appliances
- Generous reception room
- Master bedroom with ensuite shower room
- Modern family bathroom
- Downstairs cloakroom
- Allocated parking with EV Charging Point

Council tax band C



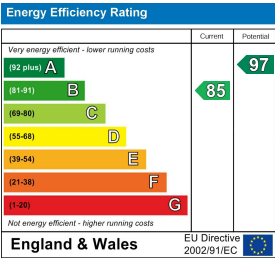
Floor Plan



Area Map



Energy Efficiency Graph



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