

31 Armstrong Avenue, Wantage, OX12 0LZ

Guide Price £465,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

An immaculately presented four-bedroom detached house situated on the popular Wellington Gate development. This exceptional home is offered for sale with the added benefit of no onward chain.

The ground floor comprises a spacious entrance hallway, with an elegant separate lounge positioned at the front of the property. To the rear is a generous open-plan kitchen/dining room, featuring two sets of French doors that open onto the rear garden. The ground floor further benefits from a separate study, a utility room, and a downstairs cloakroom.

The first floor comprises four good-sized bedrooms. The principal bedroom benefits from built-in wardrobes, providing ample storage space, as well as an en suite shower room. The remaining three bedrooms are all well proportioned and are served by the family bathroom.

Further benefits include driveway parking for two vehicles, an EV charging point, and a small garage, ideal for additional storage. The property is presented in immaculate condition throughout, and early viewing is highly recommended.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard 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 low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.







Key Features

- No onward chain
- Detached house
- Four bedrooms
- Family bathroom plus en-suite to principal bedroom
- Downstairs cloakroom
- Utility
- Study
- Driveway parking with E.V charger and a separate garage
- EPC - B
- Council tax band - F

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. 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.

Approximate Gross Internal Area 1567 sq ft - 146 sq m
(Excluding Garage)

Ground Floor Area 737 sq ft – 69 sq m
First Floor Area 830 sq ft – 77 sq m
Garage Area 84 sq ft – 8 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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