



38 Berners Way, Faringdon

In Excess of **£330,000**

Waymark

38 Berners Way

Faringdon

A fantastic opportunity to purchase this well-presented three-bedroom semi-detached home, situated in a popular and established residential area of Faringdon. Conveniently positioned within walking distance of the Market Place, local amenities, and Folly Hill, the property further benefits from two bathrooms, driveway parking, a garage, and a private rear garden.

The accommodation comprises an entrance hall, cloakroom, kitchen, and a bright dining room with glazed doors opening onto the patio and rear garden. The spacious dual-aspect sitting room enjoys an abundance of natural light and features patio doors providing further access to the garden. On the first floor are three bedrooms, with the master bedroom benefiting from fitted wardrobes and an en-suite shower room. The third bedroom also features fitted wardrobes, while a modern family bathroom serves the remaining accommodation. A converted loft provides a versatile additional room, ideal as a home office, hobbies room, or useful storage space.

To the front, the property offers driveway parking leading to the garage. The private south-west facing rear garden is predominantly laid to lawn with a patio area and well-stocked mature shrub borders, creating an attractive space for outdoor dining and entertaining. The garden also benefits from a useful storage shed and gated side access.

The property is connected to mains gas, electricity, water, and drainage, with heating provided via a gas-fired central heating system.

Viewing is highly recommended to fully appreciate the space, flexibility, and excellent location this home has to offer.

Council Tax band: E

Tenure: Freehold





38 Berners Way

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 ½ 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.



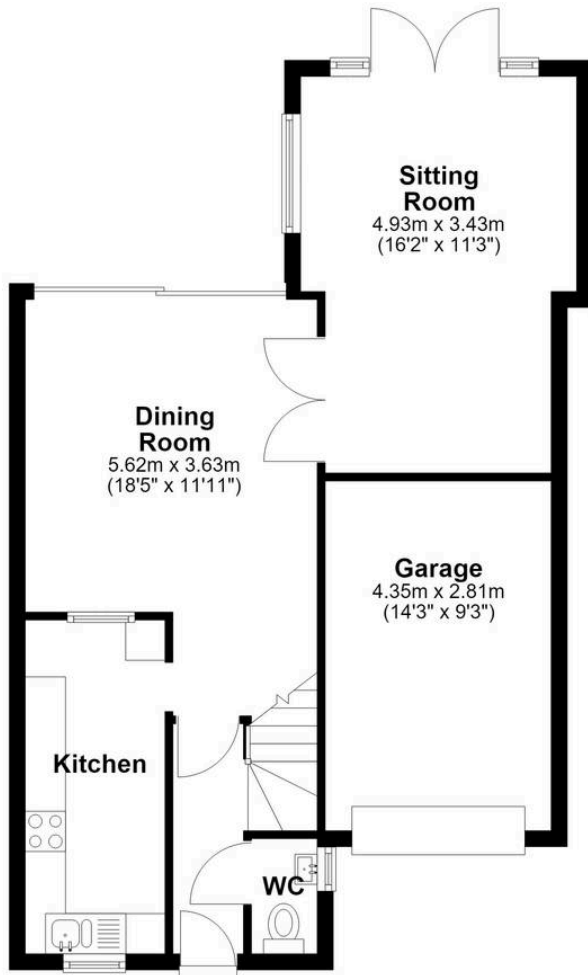
- Three-Bedroom Semi-Detached Home
- Master Bedroom With En-Suite
- Two Reception Rooms
- Converted Loft Offering Versatile Additional Space
- Two Bathrooms And Downstairs W/C
- Sunny South West Facing Rear Garden
- Driveway Parking & Garage
- Sought-After Faringdon Location
- Walking Distance To Market Place & Local Amenities





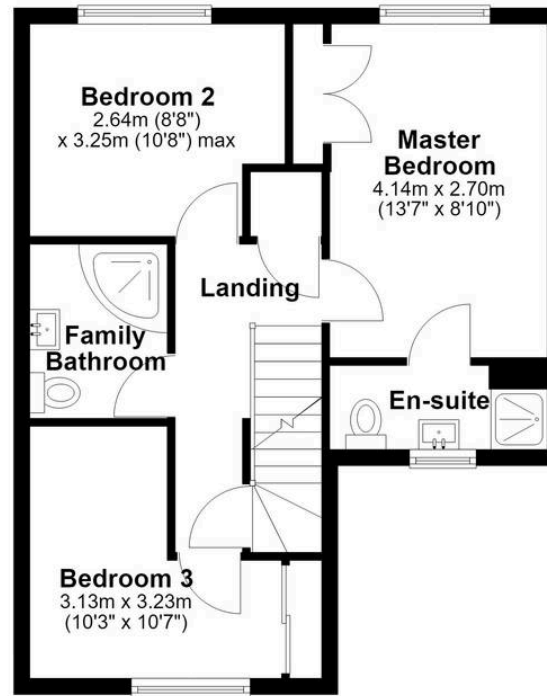
Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



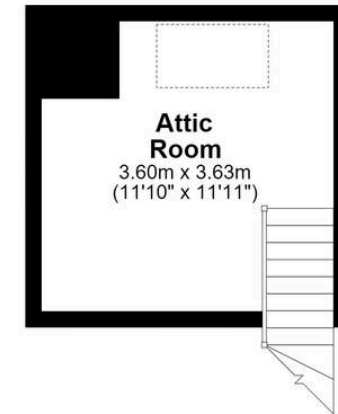
First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Second Floor

Approx. 13.1 sq. metres (140.7 sq. feet)



Total area: approx. 115.8 sq. metres (1246.6 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.