



40 Whittington Crescent, Wantage OX12 9TZ



## 40 Whittington Crescent

Spacious two double bedroom modern terrace house well situated within this popular nearly new development offering features including ground floor cloakroom and well equipped kitchen, open plan to spacious living/dining room with floor to ceiling double glazed windows and doors leading to south facing enclosed rear gardens and private hard standing parking facilities for two vehicles.

The property's situated in a quiet no through location within this modern development built in 2016. The property offers easy access to the historic town centre which offers a busy Market Square, combined with many close by established major shopping stores. The town offers excellent primary and secondary schooling combined with modern sporting facilities including Wantage Leisure Centre. The surrounding countryside offers many beautiful walks including on top of the famous famous ridgeway. Wantage has excellent commuting links via the A34 with the M40 in the North and M4 in the South. Didcot town (circa 9 miles) offers a fast service to London Paddington for commuters.

Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1

Council Tax band: C Tenure: Freehold EPC: B







## Key Features

---

- Entrance hall leading to ground floor cloakroom
- Well equipped kitchen open plan to spacious living room/dining room with floor to ceiling double glazed windows and doors leading to south facing rear gardens
- Two double first floor bedrooms complemented by family bathroom with white suite
- Mains gas radiator central heating and uPVC double glazed windows
- Enclosed rear gardens featuring patio, lawn and wooden garden store - the whole enclosed by fencing with pedestrian gate providing access to two private parking facilities



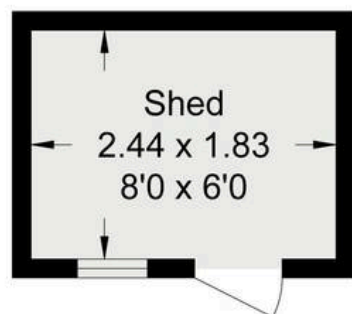
# Whittington Crescent, OX12

Approximate Gross Internal Area = 55.20 sq m / 594 sq ft

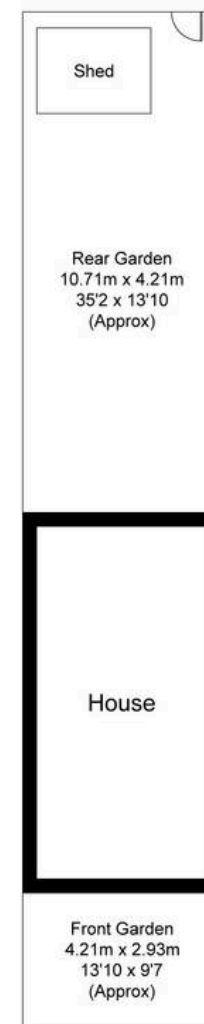
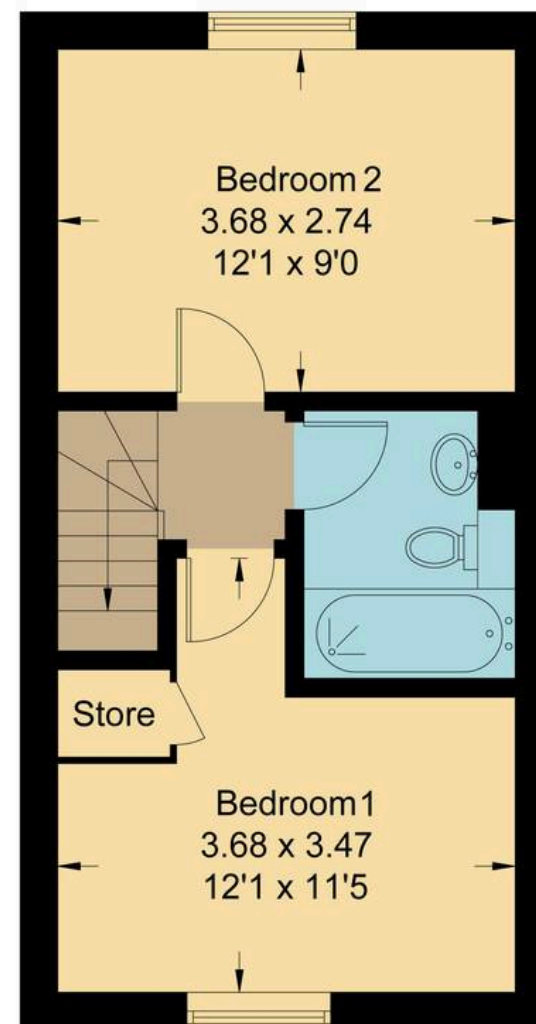
Shed = 4.50 sq m / 48 sq ft

Total = 59.70 sq m / 642 sq ft

For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion

Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL

T: 01235 553686

E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)

[www.hodsons.co.uk](http://www.hodsons.co.uk)