



4 Howard Avenue, Grove

In Excess of **£350,000**

Waymark

4 Howard Avenue

Grove, Wantage

Available for the first time in over 30 years, this well-proportioned three-bedroom detached family home enjoys a generous south-facing rear garden and excellent outside space. The property is conveniently located within walking distance of village amenities, including shops and schooling.

The ground floor comprises an entrance hall, cloakroom with built-in storage, spacious kitchen with access to a useful covered side passage, and a large open-plan sitting/dining room with double doors opening onto the garden.

Upstairs are three bedrooms, with fitted wardrobes to the main and third bedrooms, together with a family bathroom which has been adapted in recent years.

The sunny, south-facing rear garden features flower borders, fruit trees, lawn and a paved seating area, with a further garden area providing useful storage or growing space. There is also rear access to the single garage, with parking to the front accessed from St Johns Road, together with an additional side store.

- End Of Chain - Viewing Highly Recommended!
- Three-Bedroom Detached Family Home
- Spacious Open-Plan Sitting/Dining Room
- Generous South-Facing Rear Garden
- Single Garage, Front Parking and Additional Side Store
- Available For The First Time In Over 30 Years
- Walking Distance Of Amenities and Schooling





4 Howard Avenue

Grove, Wantage

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: E

Tenure: Freehold

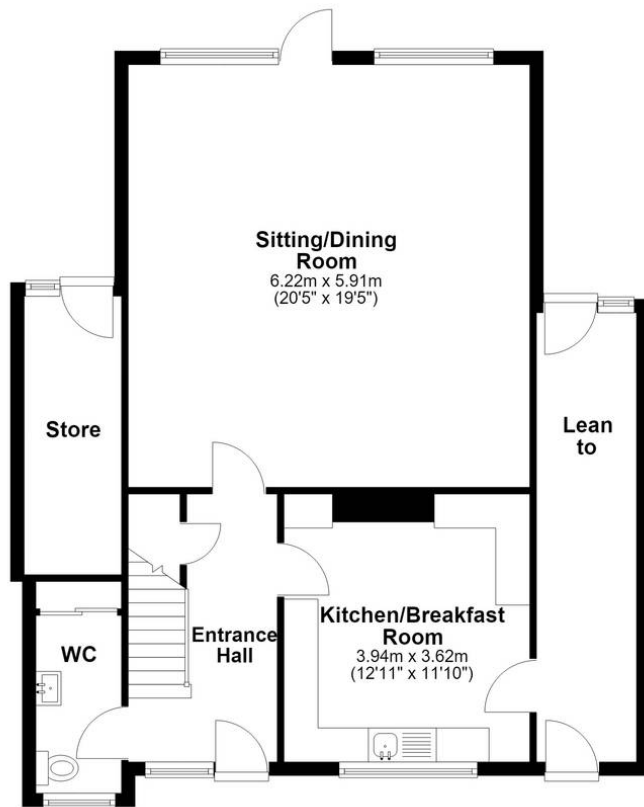
Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor, variable in-home for EE and Three. Variable outdoor for O2, and good outdoor for Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. For further details on mobile and broadband please check www.ofcom.org.uk.





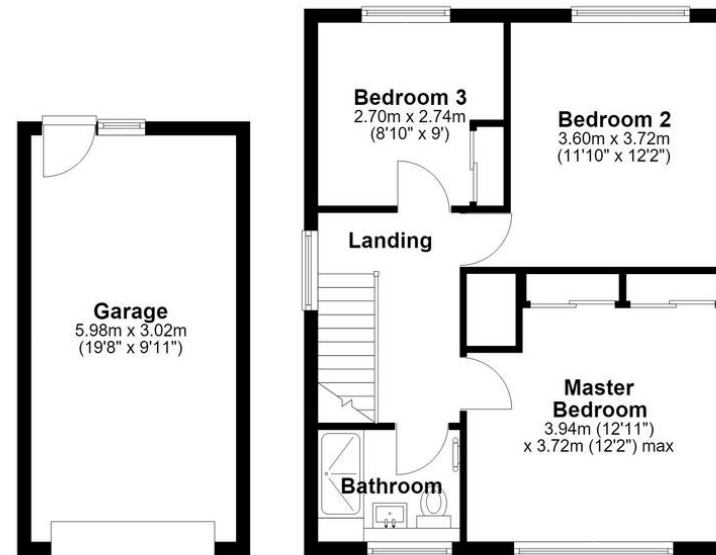
Ground Floor

Approx. 99.6 sq. metres (1072.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 144.7 sq. metres (1557.9 sq. feet)

Waymark Wantage

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