



West End Road, Shrivenham, Oxfordshire, SN6 8DA

£350,000  
(Subject to contract)

*Hanley's*

## West End Road Shrivenham Oxfordshire SN6 8DA

An attractive three bedroom end terrace property situated in a popular cul-de-sac location a short level walk of Shrivenham High Street. The spacious accommodation comprises: Entrance hall, cloakroom, kitchen/dining room with built-in fridge/freezer, oven, hob with extractor fan over, dishwasher and washing machine with bay window to the front, dual aspect living room with French doors opening onto the rear garden. To the first floor is a family bathroom with shower over the bath and three good sized bedrooms; master bedroom with fitted wardrobes and en-suite shower room. Outside to the front is a paved pathway with flower borders stocked with a selection of shrubs and to the rear is an enclosed garden mainly laid to lawn with large patio area and shed. Gated access to the rear leads to the single detached garage with parking for one vehicle in front. The property further benefits from gas radiator central heating and double glazing. Please note there is a maintenance charge of £206.000 paid twice a year.



**2 Bathrooms**



**3 Bedrooms**

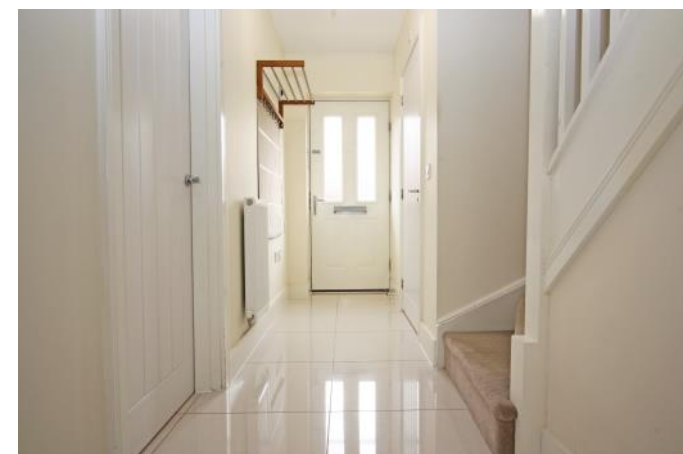


**1 Reception**

**EPC: B 83**

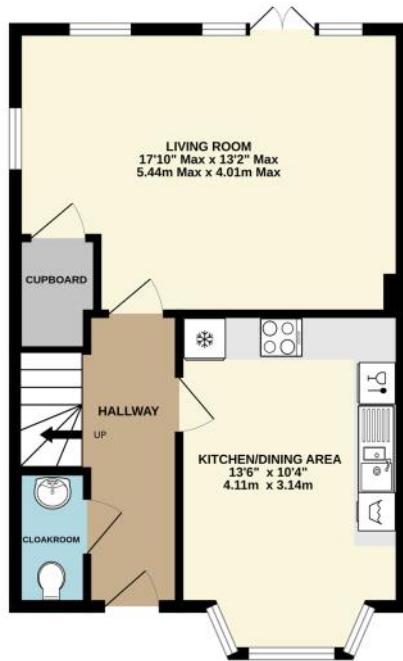
**Council Tax Band: D**

**Tenure: Freehold**

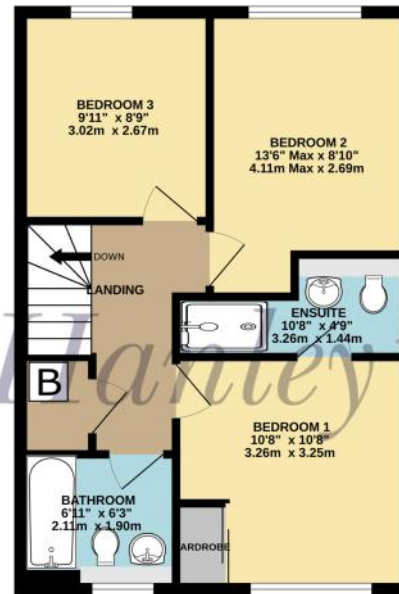


**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



GARAGE  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.



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