

**Hawkins Avenue,** Stanford in the Vale, Faringdon, Oxfordshire SN7 8FY



Terraced house • One bedroom • Bright sitting room • Fitted kitchen with dining area • Modern bathroom • Enclosed garden • Driveway parking for two vehicles • EPC B

### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

### About the property

A delightful terraced one bedroom house, built by David Wilson in 2022 and located in the charming village of Stanford in The Vale.

The bright and modern interior comprises an entrance hallway with cloakroom, a bright sitting room with storage cupboard and a kitchen which is fitted with a range of base and wall units with space for appliances and a small table.

Stairs rise from the kitchen to the first floor landing which provides access to the double bedroom which has an adjacent bathroom and inbuilt wardrobes.

Externally, there is an enclosed rear garden which is mainly laid to lawn with a pathway leading to the driveway parking that can easily accommodate two vehicles.

### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

### Amenities

Situated midway between the market towns of Faringdon and Wantage, Stanford in the Vale offers a local supermarket with Post Office, a successful primary school, pre-school, parish church, village hall, public house and independent coffee shop.

Stanford in the Vale lies just four miles from the A420, giving easy access to the larger centres of Oxford and Swindon which lead to the M40 and M4 respectively. There is a mainline train service from Didcot Parkway to London (Paddington c. 45 minutes) within 30 minutes' drive. There is also a regular bus service.

### Directions

From Faringdon, take the A417 towards Wantage and on reaching Stanford in the Vale, take the first right hand turn in to Hawkins Avenue and then take the immediate left turn. The property can be found on the right hand side.

### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a charge of approximately £200 pa towards upkeep of roads and common areas on the estate.

### Local Authority

Vale of White Horse District Council

Council Tax Band B

### Our reference

FAR/LH/KF/21052024

### We'd love to hear from you

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### 7 Hawkins Avenue

Approximate Gross Internal Area = 48.3 sq m / 520 sq ft

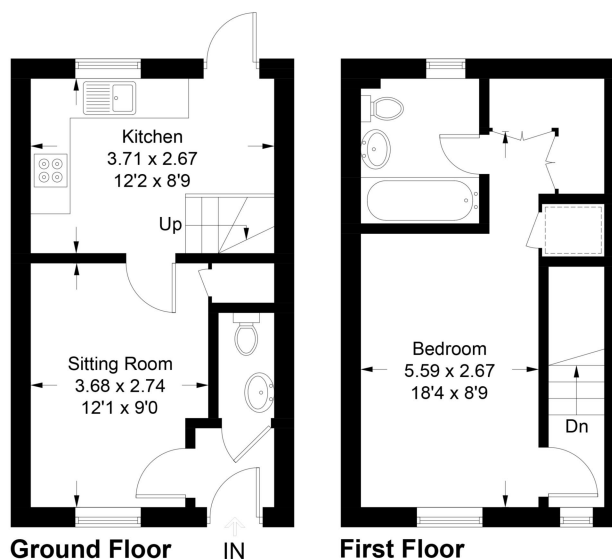


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