



34 Kings Lane, Harwell

Guide Price **£255,000**

Waymark

34 Kings Lane

Harwell, Didcot

This well presented two bedroom semi detached bungalow with off street parking which offers an excellent opportunity for comfortable single-level living in a sought-after residential area. The property has been updated to provide a modern and welcoming environment, featuring a spacious lounge that benefits from an abundance of natural light, creating a bright and airy atmosphere ideal for relaxing or entertaining guests. The kitchen features a range of modern base units. There are two sizeable double bedrooms and a useful home office, or nursery. The bathroom features walk in wet room area. Additional features include double glazing throughout and gas central heating, ensuring year-round comfort and energy efficiency. The property will appeal to a range of buyers, including downsizers, first-time purchasers, and those seeking a manageable home. Situated close to local amenities, public transport links, and reputable schools, this bungalow combines modern living with convenience and accessibility.

Material Information - The property is freehold, connected to mains water, electricity and drainage. The property is heated via a gas fired system. Chances of flooding - very low according to gov.uk. Conservation area - no. Mobile signal - good. Broadband - Ultrafast available with Gigaclear according to Ofcom. There is an estate/service charge of £133.79 per year for the communal gardening areas.





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Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.

Situated within the thriving and picturesque village of Harwell, the village boasts a butchers, newsagents, hair salon and a pub as well as a Primary School just a stones throw away. Further amenities and schools can be found in the neighbouring town of Didcot (2 miles) and the nearby market town of Wantage (6 miles). There are excellent road links provided by the A34/M4/M40, and direct mainline rail links into London Paddington from Didcot Parkway. Viewing Information - By appointment only please.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

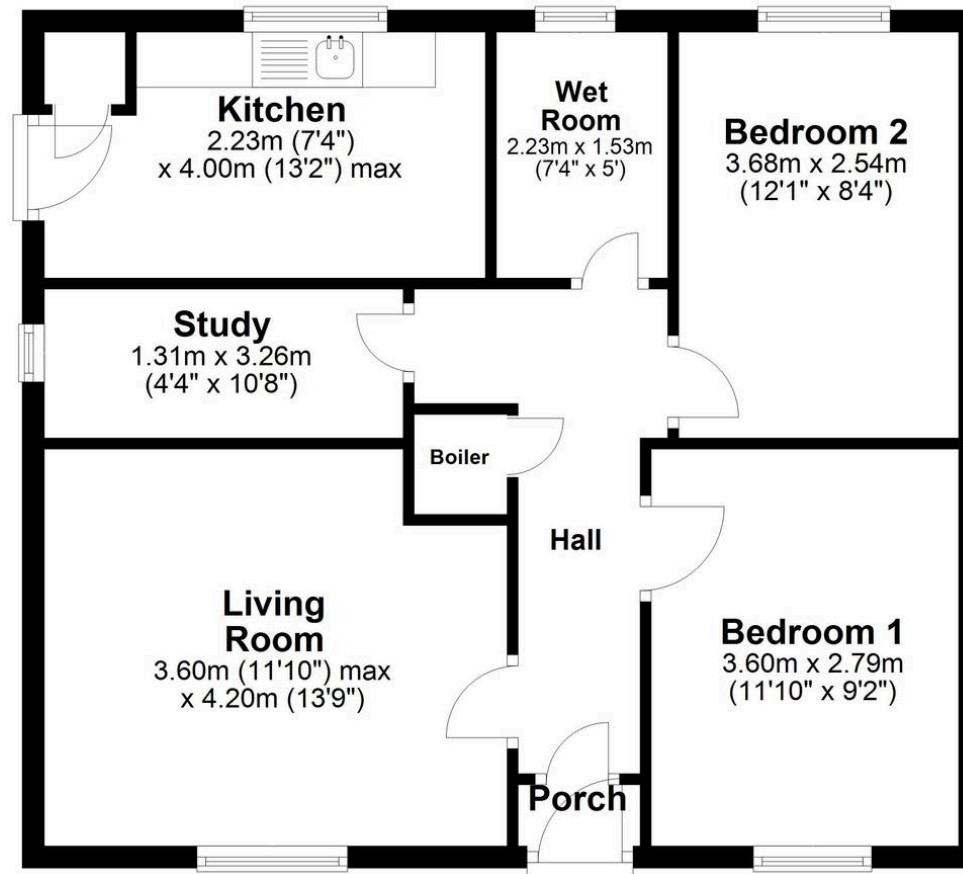
EPC Environmental Impact Rating: C

- Semi-Detached Bungalow
- Two Double Bedrooms
- Corner Plot Gardens
- Double Glazed Windows and Doors
- Quiet Position in Village Lane
- Chain Free Sale



Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



Total area: approx. 61.0 sq. metres (657.0 sq. feet)

Waymark Wantage

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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 - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.