



CHARLES BARTLETT  
RESIDENTIAL



## 33 Harcourt Road Wantage, OX12 7DQ Guide price £315,000

A well-presented three-bedroom semi-detached family home offering approximately 1,014 sq ft of accommodation, with a spacious reception room, modern kitchen/breakfast room, two bathrooms and a generous enclosed rear garden.

Situated in a popular residential area of Wantage, this beautiful home provides well-proportioned accommodation arranged over two floors.

The ground floor features a large reception room, designed for both relaxing and entertaining and incorporating a built-in projector screen with home cinema system and surround sound. The property has also been designed with smart home technology in mind, creating a modern and adaptable living environment. To the rear is a modern kitchen/breakfast room with fitted units and integrated appliances. A separate utility room provides additional storage and space for laundry appliances, while a ground-floor shower room/WC completes this level.

Upstairs are three bedrooms, including two generous doubles and a further bedroom ideal as a home office or study. A modern family bathroom with bath and separate shower serves the bedrooms.

Outside, the substantial enclosed rear garden features a paved terrace adjoining the house, ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn and enclosed by fencing. There is also useful garden storage. To the front, a generous gravelled driveway provides off-road parking for two vehicles.

Harcourt Road is conveniently positioned for Wantage town centre, with its excellent range of shops, cafés, restaurants and everyday amenities, as well as local schools, leisure facilities and transport links.

An excellent opportunity to acquire a well-sized, modern family home in a convenient Wantage location.

- Three-bedroom semi-detached family home
- Approx. 1,014 sq ft of accommodation
- Spacious living room with built-in projector screen with home cinema system and surround sound.
- Modern kitchen/breakfast room & separate utility
- Generous enclosed rear garden & off-road parking
- Two bathrooms, including ground-floor shower room
- Off road parking for 2 vehicles
- This property is of non-traditional BISF (British Iron and Steel Federation) construction

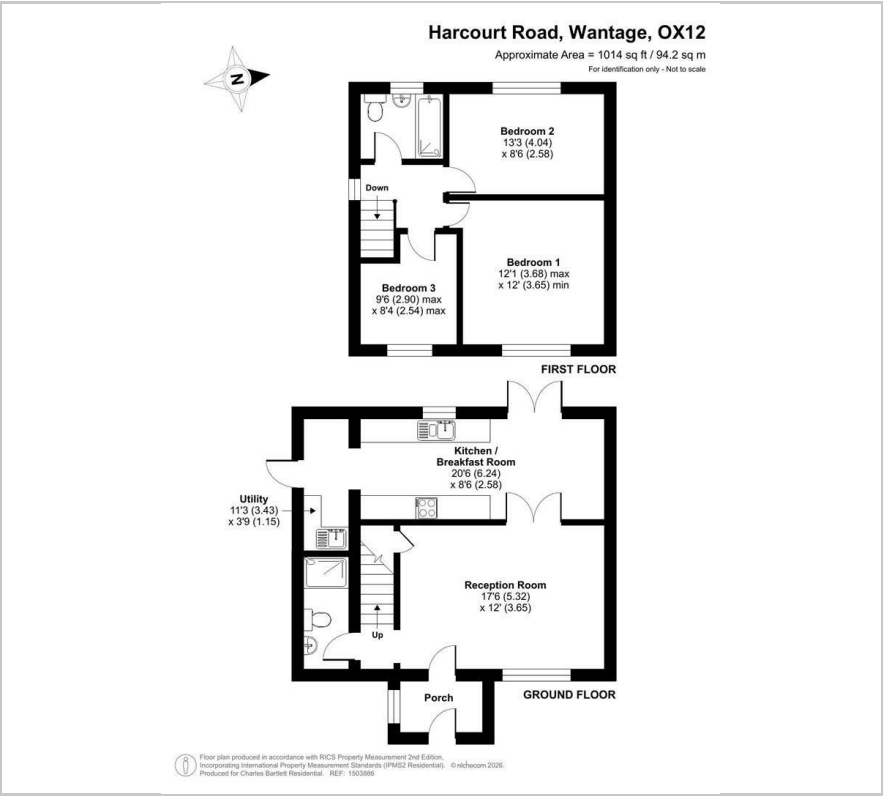
Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information





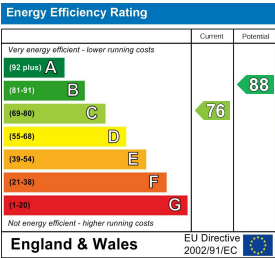
Floor Plan



Area Map



Energy Efficiency Graph



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