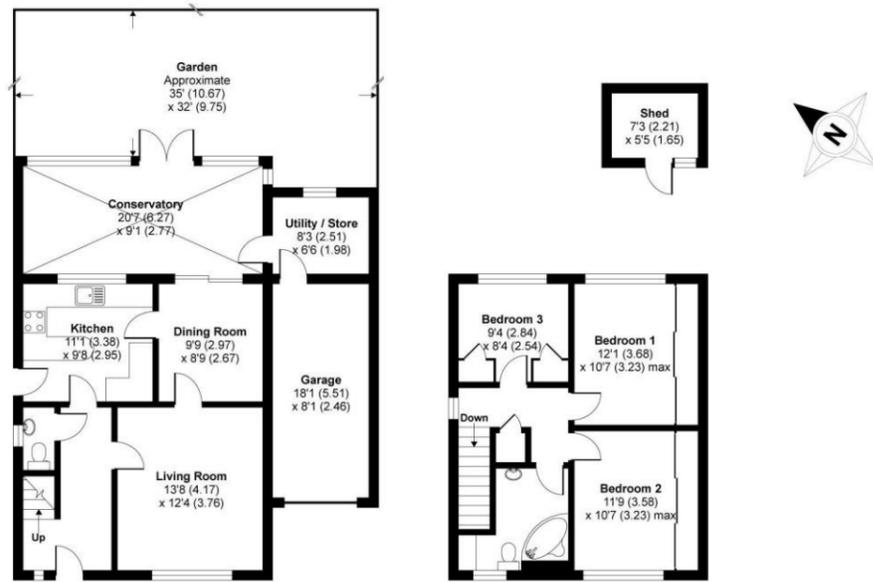


**St. Johns Drive, Carterton, OX18**



**GROUND FLOOR  
APPROX FLOOR  
AREA 86.1 SQM  
(927 SQFT)**

**FIRST FLOOR  
APPROX FLOOR  
AREA 45.8 SQM  
(494 SQFT)**

**APPROX. GROSS INTERNAL FLOOR AREA 1421 SQ FT 132 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
		75			86
		57			61

**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
All measurements are approximate



**St. Johns Drive, Carterton, OX18 3AP**

Three Bedrooms | Two Reception Rooms | Conservatory | Ground Floor W.C.  
Garage | Ample Off Street Parking | End of Chain |

**Asking Price: £340,000**



**St. Johns Drive, Carterton, OX18 3AP**

Possibly the best location in the cul de sac! Situated within the heart of Carterton, we offer for sale this well maintained link detached family home. Internally the accommodation comprises, two reception rooms, large conservatory with access to a store room ( could be converted into a utility room) and W.C. to the ground floor, whilst the first floor offers three bedrooms and a large family bathroom. Externally to the rear is a well maintained garden, the front has been paved to provide off street parking, with an additional lawn area. There is also a garage to the side.

**ENTRANCE HALL**

**WC**

Patterned double glazed window to side. Low level WC. Wash hand basin.

**LOUNGE**

4.22m (13' 10") x 3.91m (12' 10")

Double glazed window to front. Radiator in decorative cover.



**DINING ROOM**

2.95m (9' 8") x 2.72m (8' 11")

Double glazed patio door to conservatory.

**CONSERVATORY**

6.32m (20' 9") x 2.95m (9' 8")

Double glazed double doors to garden. Electric Heater. Wall and base units. Vented for tumble dryer. Tiled floor. door to:



**STORE ROOM**

2.51m (8' 3") x 2.03m (6' 8")

Door to garage. Double glazed window to rear.

**KITCHEN**

3.38m (11' 1") x 3.00m (9' 10")

Double glazed window to rear. Range of wall and base units. Built in breakfast bar. Plumbing for washing machine. Integrated oven. Electric hob with cooker hood above. Part tiled walls. Radiator.



**LANDING**

Double glazed window to side. Low level WC. Wash hand basin.

**BEDROOM ONE**

3.63m (11' 11") x 2.67m (8' 9")

Double glazed window to front. Built in wardrobes. Radiator.



**BEDROOM TWO**

3.66m (12' 0") x 2.67m (8' 9")

Double glazed window to rear. Radiator.



**BEDROOM THREE**

2.87m (9' 5") x 2.67m (8' 9")

Double glazed window to rear. Radiator. Built in wardrobe.

**BATHROOM**

Patterned double glazed window to front. Low level WC. Pedestal wash hand basin. Panelled bath with mixer taps with shower above. Tiled walls. Radiator.



**REAR GARDEN**

Mainly laid to lawn. Shed.



**FRONT GARDEN**

Lawn area with paved area to provide off street parking.

**GARAGE**

Electric up and over door.

**OPENING HOURS**

Monday – 8.45 - 6  
Tuesday – 8.45 - 6  
Wednesday 8.45 - 6  
Thursday 8.45 - 6  
Friday 8.45 - 6  
Saturday - 9am-5pm  
Sunday - closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.