



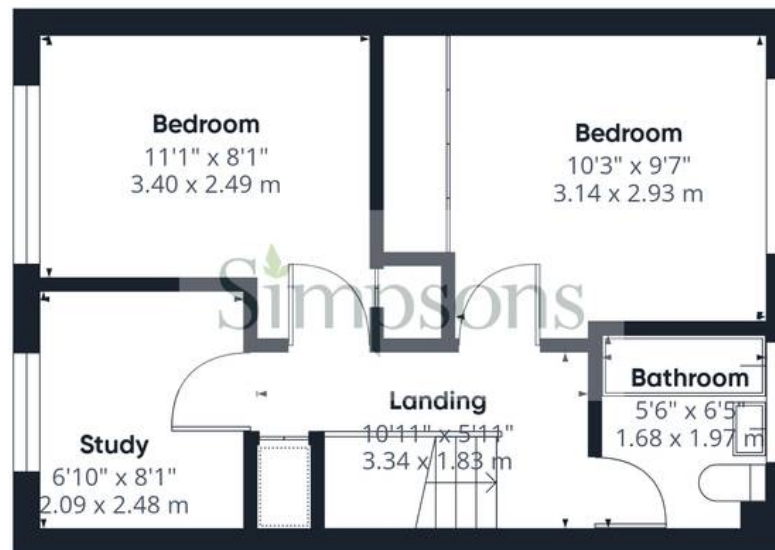
35 Mallard Way, Grove  
Wantage

Offers Over £280,000

**Simpsons**  
The Proactive Agent



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Simpsons

Approximate total area<sup>(1)</sup>

865 ft<sup>2</sup>

80.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# 35 Mallard Way

Grove, Wantage

A well presented three bedroom home over-looking the green in Grove. This property has no onward chain and is within close proximity of local amenities.

Council Tax band: C

Tenure: Freehold

- Walking Distance To Amenities
- Overlooking The Green
- West Facing Garden
- Garage In Block



SCAN THE  
QR CODE  
**TO BOOK**  
YOUR VIEWING

