



**36 Mallard Way, Grove**

Wantage

**£265,000**

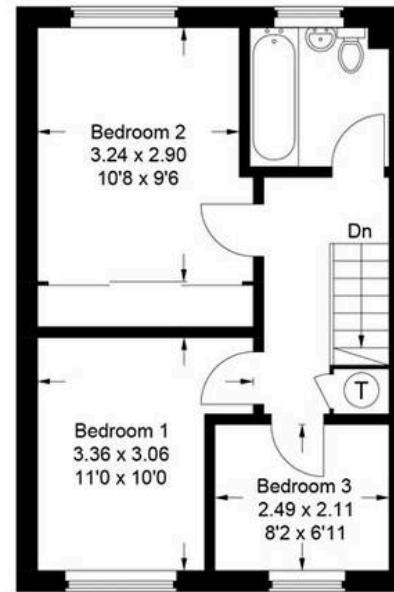
**Simpsons**

The Proactive Agent

Approximate Gross Internal Area  
Ground Floor = 39.6 sq m / 426 sq ft  
First Floor = 39.4 sq m / 424 sq ft  
Shed = 5 sq m / 54 sq ft  
Total = 84 sq m / 904 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# 36 Mallard Way

Grove, Wantage

A well presented and modern three bedroom family home facing onto the green in Mallard Way.  
Council Tax band: TBD

- Walking distance from local amenities
- Nice outlook onto a green
- Open-plan Kitchen/diner
- Fully enclosed landscaped rear garden



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