



Queensway, Didcot, OX11 8LY

£365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended and well-presented three bedroom family home, offering a large and private garden overlooking Edmonds Park, situated in one of the more established roads within the town.

The property comprises of entrance hallway, bathroom with separate bath and shower, living room with wood burning stove, which leads through to the extended part of the house offering a spacious dining area and an excellent sized kitchen. On the first floor there are three bedrooms.

To the front of the property there is driveway parking for 2-3 cars and to the rear is a large and mature garden which backs onto Edmonds Park. There is an outbuilding with light and power, which is currently being used as a utility room but could easily be converted to a home office.

For the size and presentation to be fully appreciated this house must be viewed.

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electric, water and drainage.

According to Ofcom superfast and ultrafast broadband is available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good service on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK there is a low flood risk. Further information regarding charges, covenants and boundaries can be provided on request.





## Key Features

- Semi-detached family home
- Three bedrooms
- Extension to the rear offering a large kitchen and dining area
- Excellent size and mature rear garden
- Driveway parking
- Located in one of the more established parts of the town
- Close to local amenities, schools and bus routes

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, The Orchard Centre shopping complex, multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34, which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

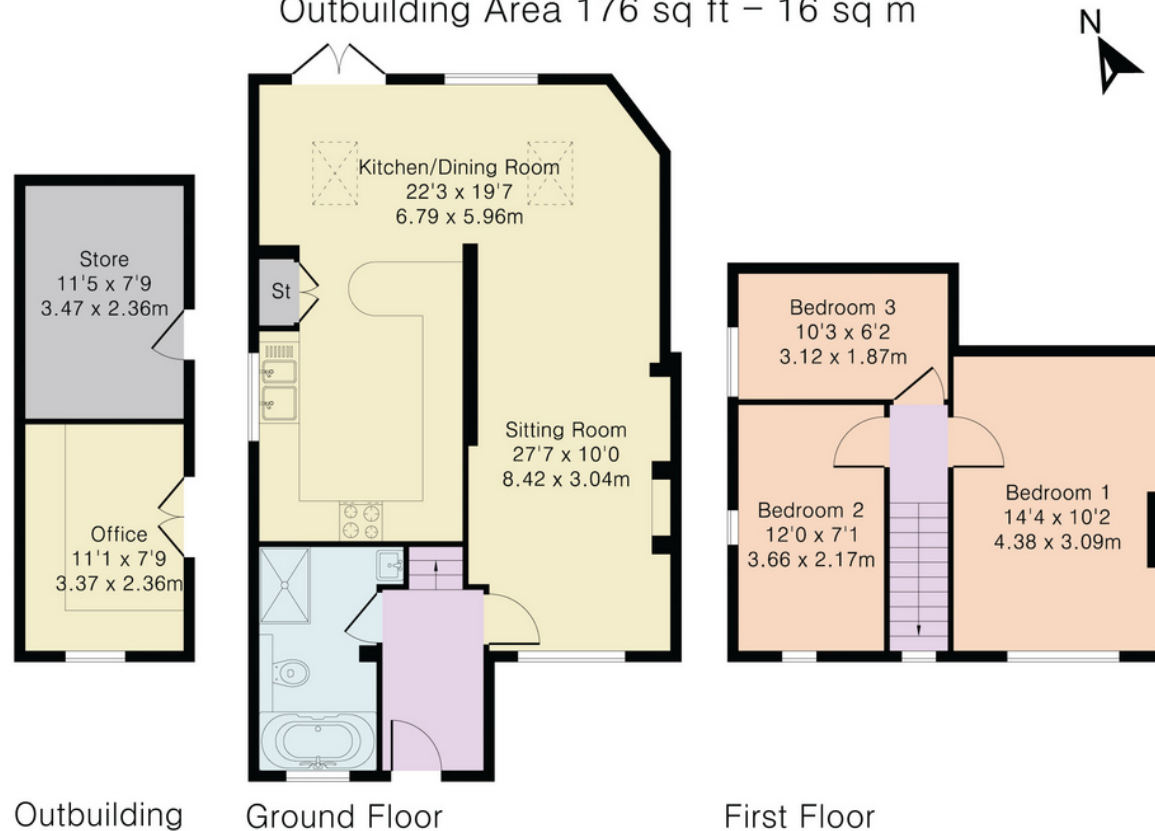


Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1121 sq ft – 103 sq m  
Ground Floor Area 607 sq ft – 56 sq m  
First Floor Area 338 sq ft – 31 sq m  
Outbuilding Area 176 sq ft – 16 sq m



**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS