



Edwin Road, Didcot, OX11 8LE

£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered for sale in this highly regarded part of older Didcot is this three bedroom detached chalet bungalow with generous driveway parking, open-plan reception space and a good size garden.

The property comprises ground floor accommodation of entrance porch, entrance hall with storage cupboard, bathroom with underfloor heating, two bedrooms and a modern open-plan kitchen-diner-lounge with bi-fold doors opening to the garden. On the first floor there is a master bedroom with eave storage. There is extensive driveway parking to the front and side of the property and to the rear there is a good size garden with an area of decking and patio.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of Three network and data with O2. The government portal highlights this as a very low risk/unlikely area for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

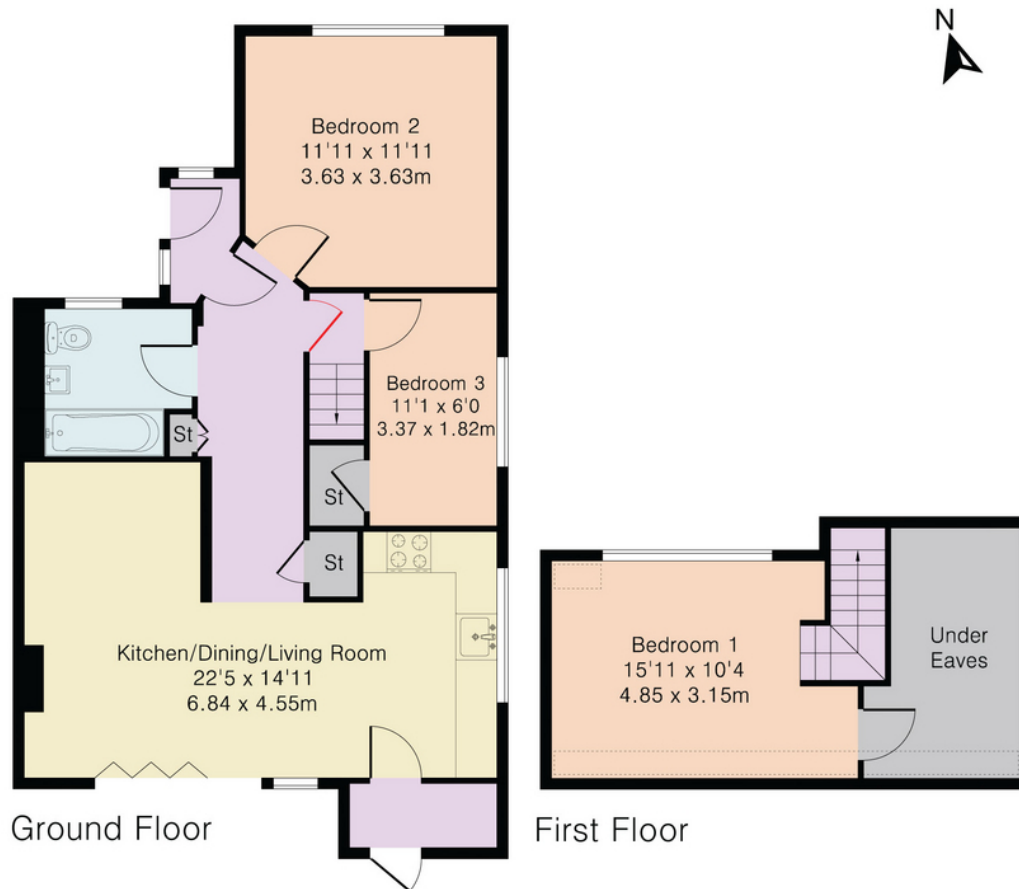
- Three bedroom detached chalet bungalow
- Desirable residential road in older Didcot
- Impressive open-plan kitchen/dining/living area
- Driveway parking
- Upgraded bathroom

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with 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).



Approximate Gross Internal Area 962 sq ft – 89 sq m
Ground Floor Area 716 sq ft – 67 sq m
First Floor Area 246 sq ft – 23 sq m



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.

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