



Reed Street, Didcot, OX11 6FL
£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the popular Brunel Rise development is this immaculately kept and well presented four bedroom detached family home. Built by Bellway in 2018 and having benefitted from a number of internal upgrades, the property offers modern ground & first floor accommodation with a kitchen/dining room including fully integrated appliances and spot lights as well as a light and airy lounge with UPVC French doors leading on to the landscaped rear garden. The first-floor accommodation comprises of four well-proportioned bedrooms and family bathroom as well as the main bedroom having an en-suite shower room.



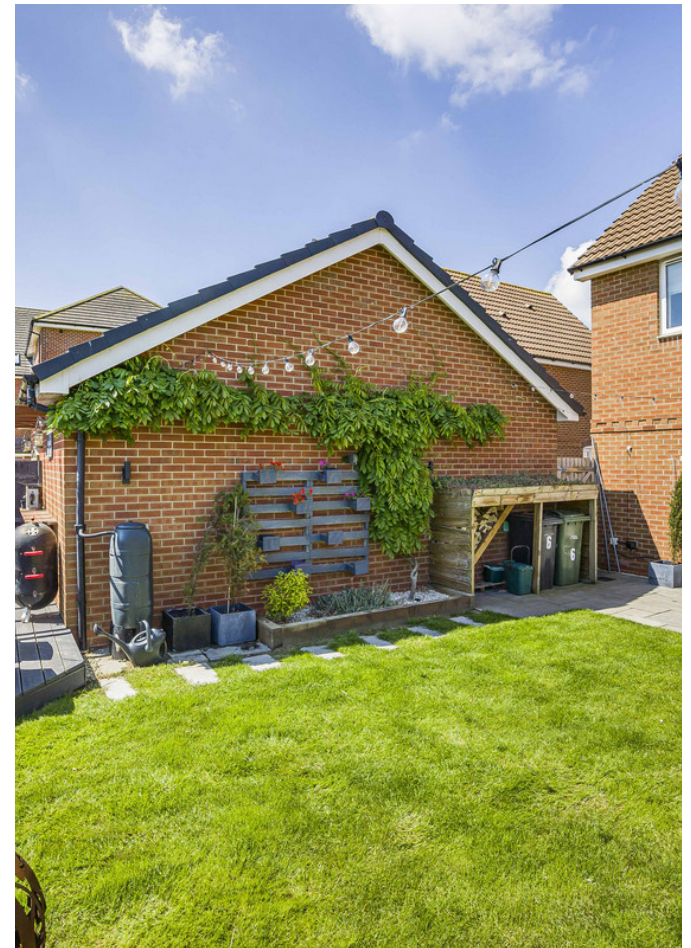


Key Features

- Landscaped & southerly facing garden
- Built in wardrobe and en-suite shower room to the main bedroom
- Engineered oak herringbone flooring on the ground floor
- Driveway parking to the side of the property for two vehicles to the front of the garage
- Stylishly and immaculately presented throughout
- Within close proximity to Aurius Primary School and other local amenities

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).



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.

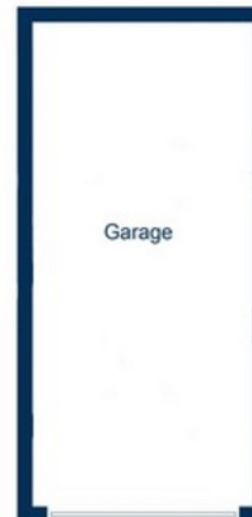
Approximate Gross Internal Area
Ground Floor = 55 sq m / 592 sq ft
First Floor = 54.6 sq m / 588 sq ft
Garage / Playroom = 19.6 sq m / 211 sq ft
Total = 129.2 sq m / 1,391 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.

© CJ Property Marketing Ltd

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS