



Hawthorn Gardens, Harwell, OX11 0FL

£330,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented and well maintained two double bedroom house developed by Bloor Homes located within the desirable Willows development.

The property comprises of; entrance hall, living room which flows into the kitchen diner with utility area and cloakroom. On the first floor there are two double bedrooms with en-suite shower room to the principal bedroom and a family bathroom. Other benefits include a good sized west facing rear garden and off street parking to the side of the property for at least two vehicles. The property is also situated at the end of a cul-de-sac and overlooks open farm land. For the location and finish to be fully appreciated, this house must be viewed.

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available. According to Ofcom there is a good service on a range of phone providers. According to GOV.UK there is a low flood risk at the property. There is a £300 maintenance charge. For any further information on charges and boundaries these can be provided upon request.







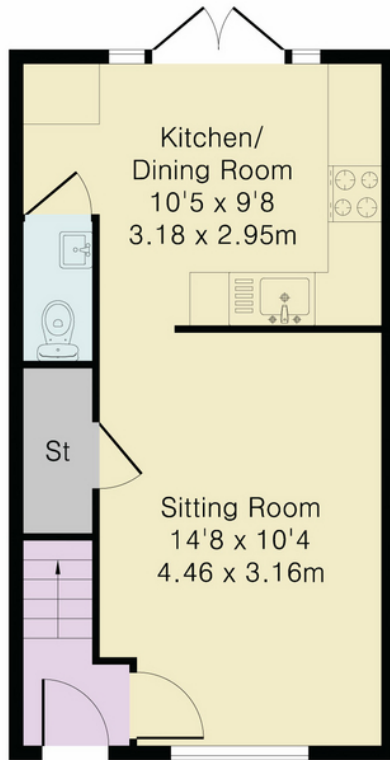
## Key Features

- Semi-detached house
- Two double bedrooms
- En-Suite shower room to principal bedroom
- Driveway parking
- Good sized rear garden
- Overlooking open farm land
- Cul-de-sac location
- £300 maintenance charge

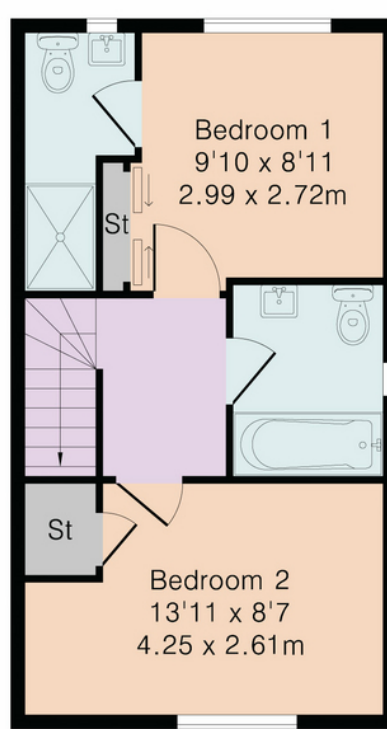
## The Location

Hawthorn Gardens is part of the exclusive Willows development within Harwell Village the development features extensive green space with mature trees with a pedestrian link (nearing completion) through to the village for easy access to local shops school and village pub (The Hart of Harwell) Didcot is just 1.5 miles away with excellent shopping & leisure facilities and Didcot Parkway providing fast rail access to London (45 minutes to Paddington)

Approximate Gross Internal Area 668 sq ft – 62 sq m  
 Ground Floor Area 334 sq ft – 31 sq m  
 First Floor Area 334 sq ft – 31 sq m



Ground Floor



First Floor



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