



Crown Fields, Harwell, OX11 0FQ

£490,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within the Alder View development on the edge of Harwell Village is this stylish and well presented four bedroom detached family home with a larger than average mature and pretty rear garden.

The property comprises of; entrance hall, a spacious kitchen diner with integrated appliances, cloakroom and a generous sized living room with French doors leading out onto a beautifully kept and pretty south facing garden.

On the first floor there are four bedrooms with an en-suite shower room to the principal bedroom plus a family bathroom. To the side of the property is a garage with light and power and driveway parking for two vehicles. Other benefits include gas fired central heating, UPVC double glazed windows and the property falls within the HNBC warranty.

For the size position and presentation to be fully appreciated a viewing is highly recommended.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast

Broadband are available (checker.ofcom.org.uk) Mobile

Coverage - according to Ofcom, there is good coverage

(checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a low water flood risk.

Current residents of this development pay a year or monthly payment to Remus

Estate Management Charge – the current occupier pays approximately £270 annually.

For further information relating to the Register of Title then please do get in touch.





Key Features

- Located on the ever popular Alder View development in the pretty village of Harwell
- Four bedroom detached family home
- Beautifully kept and larger than average sized rear garden
- Driveway parking and garage with light and power
- Spacious kitchen diner with fully integrated appliances
- En-suite shower room to the principal bedroom
- £300 Per Annum estate charge

The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school & nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 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.

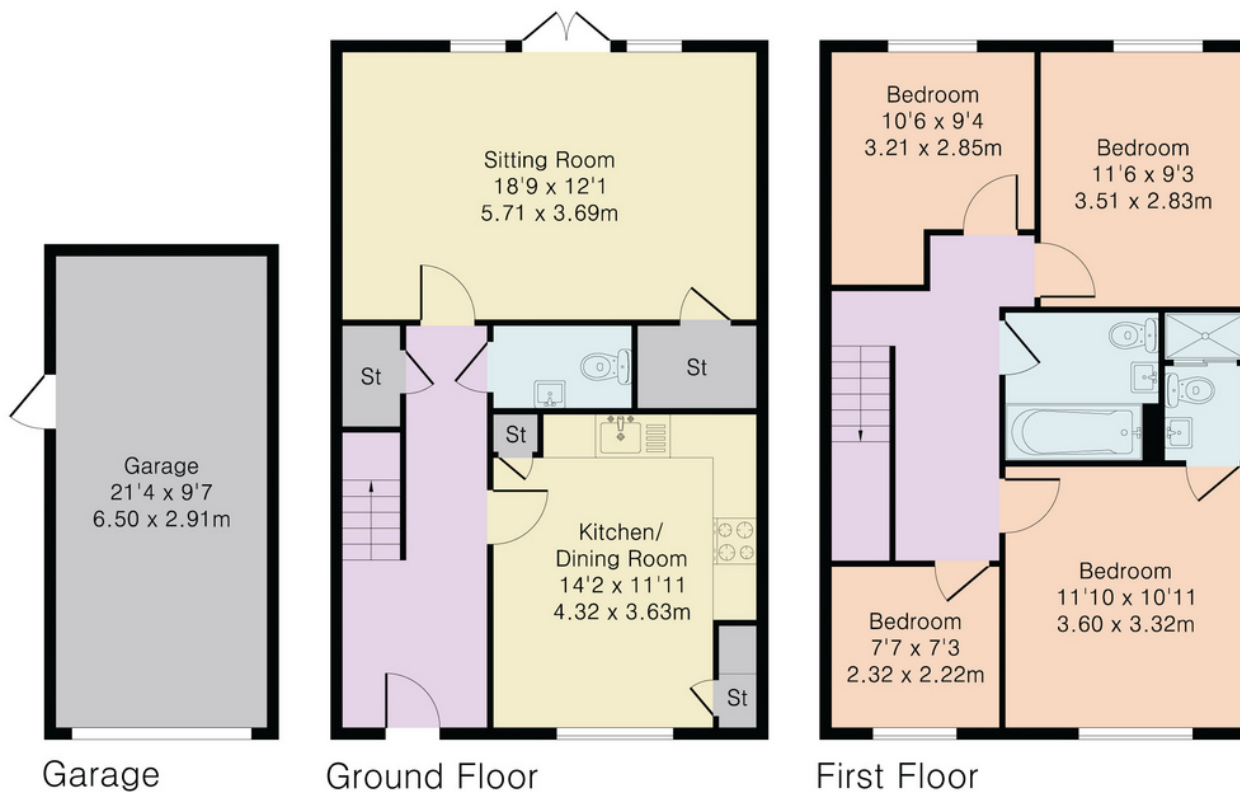
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1348 sq ft – 125 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 572 sq ft – 53 sq m

Garage Area 204 sq ft – 19 sq m



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