



Crowberry Place, Didcot, OX11 6FT

£379,950 Freehold

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SALES LETTINGS



## The Property

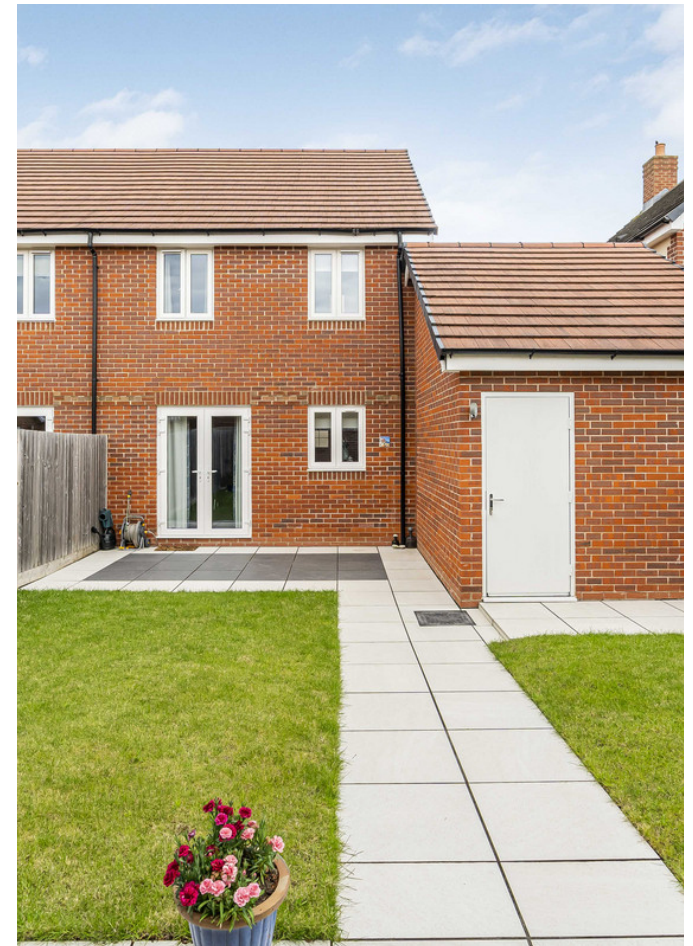
Presented in immaculate order throughout and with a very pleasant west facing garden is this three bedroom, semi-detached property with en-suite to principal bedroom, driveway and garage.

Located in a quiet cul-de-sac location on the highly regarded Alder View development, this lovely three bedroom home comprises accommodation of entrance hall, cloakroom, kitchen with integrated appliances and a lounge-diner. On the first floor there is a modern family bathroom and three bedrooms; the principle bedroom with an en-suite shower room. To the front of the property there is a driveway which leads to the garage with light & power.

Finally, to the rear; there is a predominately lawned west facing garden with two porcelain tiled patio areas. Viewings are highly recommended.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode; with the possible exception of three & EE. The government portal generally highlights this as an unlikely/low risk address for flooding. There is a maintenance/estate charge associated with this property of approximately £70 every 6 months. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent. Under Section 21 of The Estate Agents Act we are required to disclose that the Sellers are related to an employee of Thomas Merrifield.





## Key Features

- Three bedroom semi-detached house
- Driveway and garage
- En-suite to principle bedroom
- Quiet cul-de-sac location on the highly regarded Alder View development
- Presented in immaculate order throughout
- West facing garden with two areas of patio

## The Location

The town of 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).

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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.



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.

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