



The Crescent, East Hagbourne, OX11 9JY

£349,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rare opportunity to purchase a mature three bedroom semi-detached house offering significant scope for updating and extension. One of just ten houses in a tucked away cul-de-sac within this popular and sought after location.

1 The Crescent dates from the interwar years and is set in a particularly good-sized garden (100ft) with space at the side and rear to enlarge, if desired and subject to the usual planning consents.

The property has the advantage of double glazed replacement windows and a large driveway and offers purchasers the opportunity to create a highly individual family home.

East Hagbourne is a charming village with a lovely quintessentially English village feel with the Main Street lined with a host of period properties much featured in local artwork and photography. Typical village facilities include a thriving village pub, well-regarded primary school, garage and community Post Office.

Some material information to note: Mains water, mains electrics, mains drains. Ofcom checker indicates standard to Ultrafast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with all major providers at this postcode with the exception of three. The government portal generally highlights this as an low risk postcode for flooding.





Key Features

- Three bedroom semi-detached house
- Scope for updating and extension, subject to the necessary planning consents
- Large rear garden c. 100ft
- Double-glazed windows
- Generous driveway parking
- EPC Rating: E
- No onward chain

The Location

Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 minutes. Fast road connections via the A34 are either at Milton or Chilton interchanges which link with the M40 to the North (Bicester) and the M4 to the South (Chieveley). Local secondary schooling is at Didcot with single sex schools represented by Didcot Girls School and St Birinus School (boys) with a further co-educational school at Aureus Secondary School.

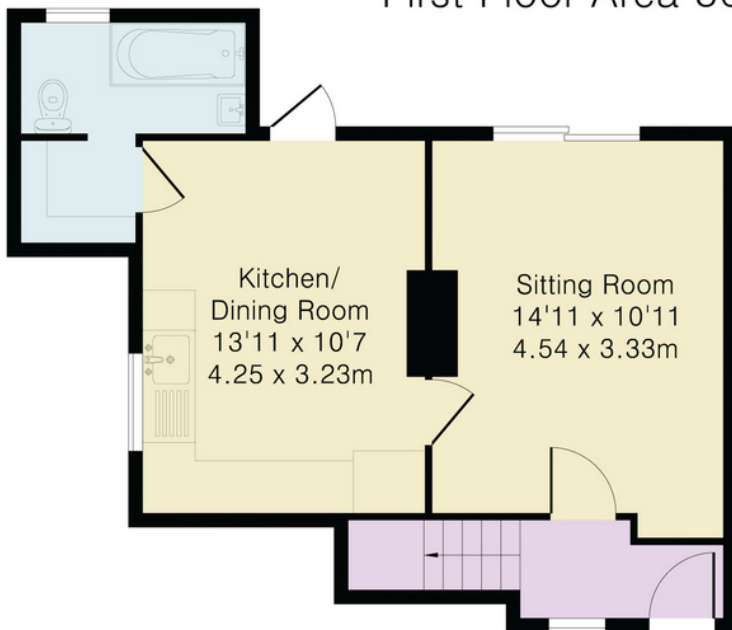


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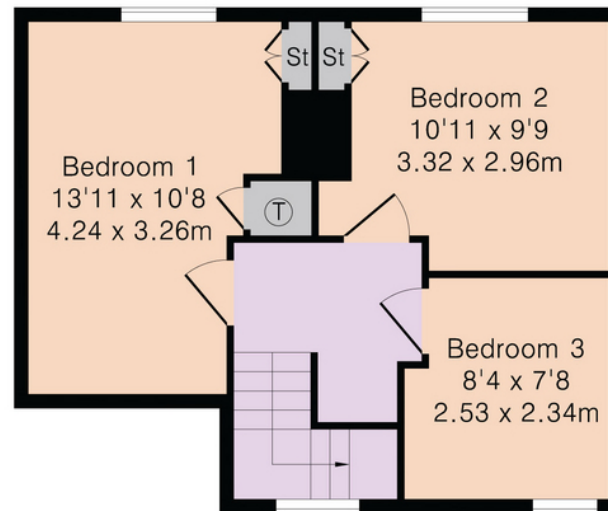
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Approximate Gross Internal Area 768 sq ft – 71 sq m
Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 360 sq ft – 33 sq m



Ground Floor



First Floor



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