



Abbey Brook, Didcot, OX11 7FY

£390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated on the popular Ladygrove development is this spacious and well presented three bedroom semi-detached family home.

The property comprises accommodation of entrance hallway, cloakroom, spacious living room with downstairs cupboard, kitchen and dining area which leads out onto a generous sized rear garden with decking and a pergola, which the current owners have added. On the first there are three bedrooms and a family bathroom. The owners have also converted 2/3rds of the garage into a home office with light and power. Other benefits include driveway parking, gas fired central heating, UPVC double glazing and the property falls within the catchment of Ladygrove Park primary school. For the size, location and presentation to be fully appreciated this house must be viewed.

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.



Material information to note:

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent.



## Key Features

- Semi-detached family home.
- Three bedrooms.
- Part garage conversion into home office.
- Generous sized rear garden.
- Ladygrove Park catchment.
- Close to local amenities.

## The Location

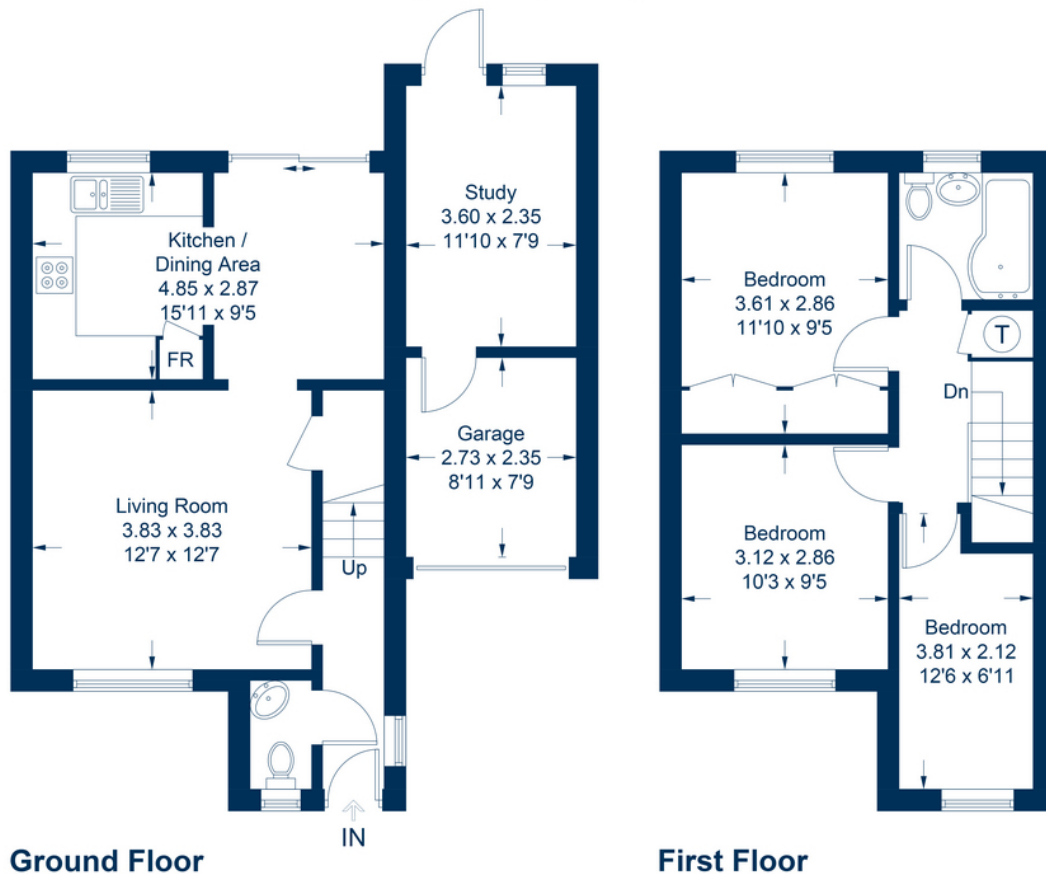
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington 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 = 36.7 sq m / 395 sq ft  
First Floor = 36.3 sq m / 391 sq ft  
Garage / Study = 15.4 sq m / 166 sq ft  
Total = 88.4 sq m / 952 sq ft



**Ground Floor**

**First Floor**

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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