



23 Churchill Close, Didcot, OX11 7BX

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An expertly and stylishly extended three bedroom semi-detached home, tucked away at the end of a cul-de-sac within the established Brasenose area of Older Didcot.

Reconfigured and wrap around extended in 2022 to create contemporary/modern accommodation across the entire ground floor with two main reception spaces offering versatile accommodation. To the rear of the property is an open plan kitchen/dining room with central island with quartz work tops and utility cupboard and leading on to the rear garden via a bi-folding door. Additional to the ground floor is a refitted W/C to the entrance hall.

The first floor of the property, which is accessed via a staircase off of the entrance hall has three very well proportioned bedrooms and a refitted family bathroom. The first floor has also been expanded via the addition of a dormer to the smallest bedroom to now create more useable floor space.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Please contact us for further information on the Register of Title.





Key Features

- Kitchen island & cabinetry with granite worktops and sufficient storage
- Single garage in a block situated to the rear of the bedroom
- Wrap around extension with pitched ceilings and velux windows
- Integrated dishwasher and Neff oven
- Gravelled driveway to front of the property with parking for 2/3 vehicles

The Location

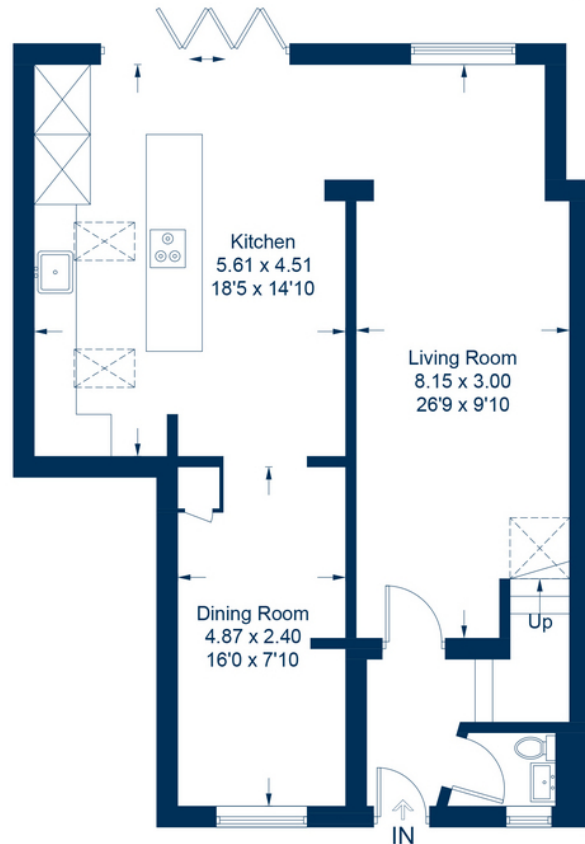
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex the Orchard Centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

Thomas Merrifield and their clients give notice that:

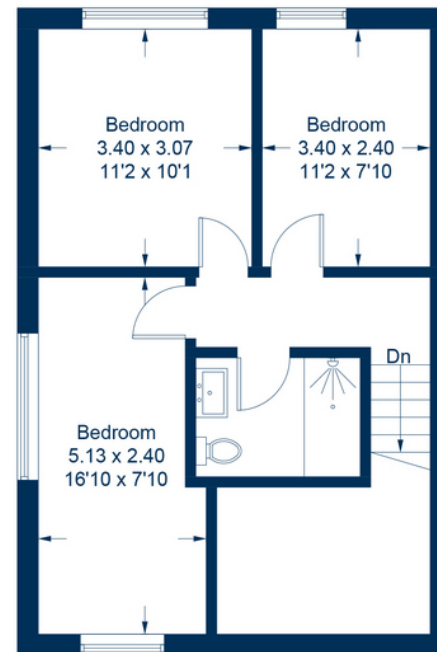
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 = 70.6 sq m / 760 sq ft
First Floor = 48.4 sq m / 521 sq ft
Total = 119.0 sq m / 1,281 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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