



35 Saxons Way, Didcot, OX11 9RA  
Offers In The Region Of £385,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain and tucked away in a cul-de-sac location, is this three bedroom detached family home.

The property comprises of; entrance hall, dining area, kitchen and a good sized lounge with patio doors leading out onto a private and enclosed west facing rear garden. On the first floor there are three bedrooms and a spacious four piece bathroom suite. Other benefits include a garage with light and power, driveway parking, gas fired central heating and UPVC double glazed windows. For the size and location to be fully appreciated this house must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers The government portal generally highlights this as a low/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.







## Key Features

- Offered to the market with no onward chain.
- Three bedroom detached family home.
- Four piece bathroom suite.
- Driveway parking and garage.
- Private and enclosed west facing rear garden.
- Situated on a cul-de-sac location.

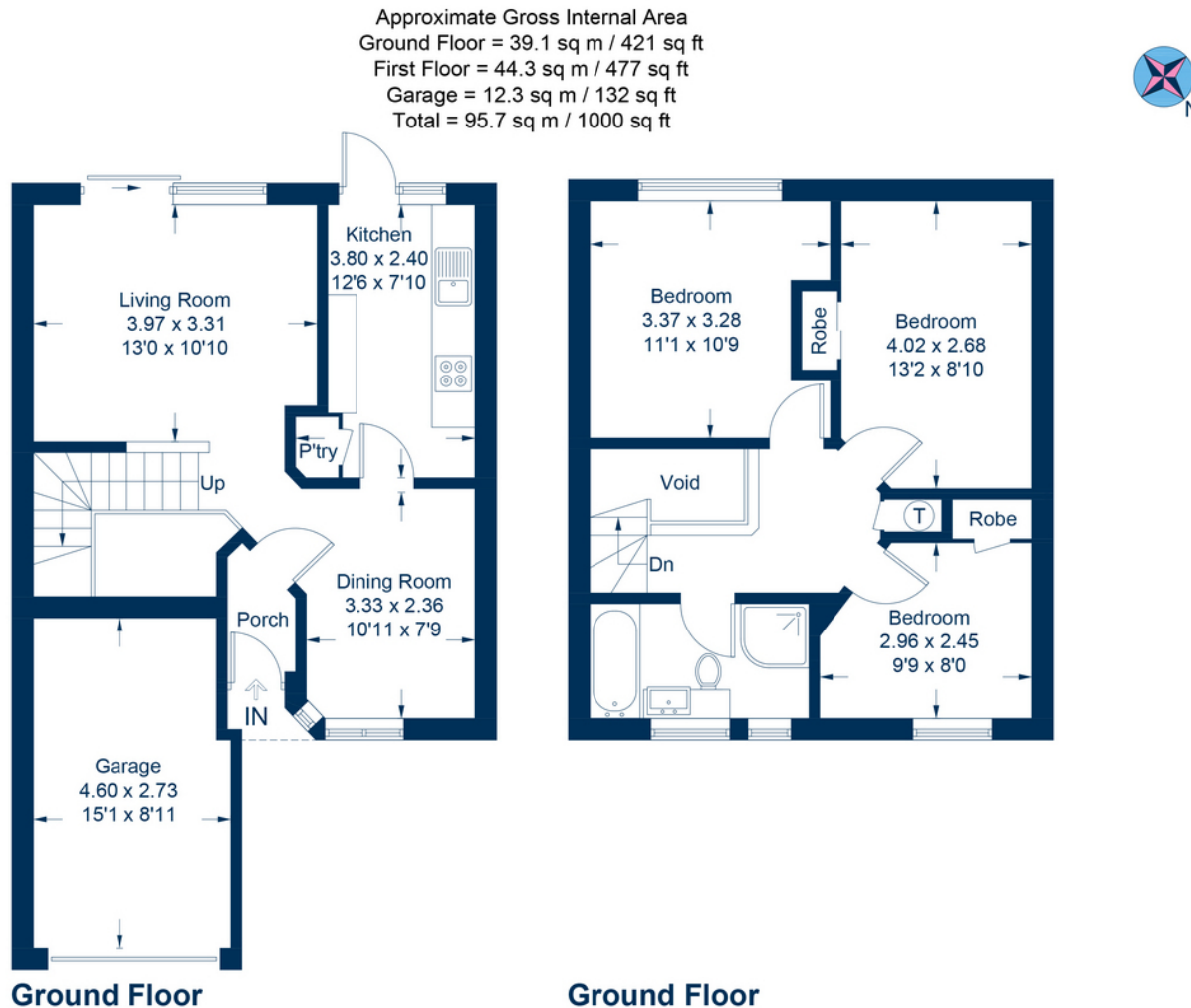
## The Location

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).

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.



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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