



7 Pathfinder View, Chilton, OX11 0UA

Offers In Excess Of £310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented two bedroom, semi detached property positioned within a cul-de-sac on the popular Chilton Dene development.

The property comprises entrance hall, downstairs utility area, spacious living room which flows into a bright and airy kitchen diner with integrated appliances and patio doors leading to the rear garden. On the first floor there are two well proportioned bedrooms with built in wardrobes and en suite from the principal bedroom, plus a family bathroom. To the rear of the property there is a low maintenance, West facing garden, whilst to the front there is allocated parking. To fully appreciate the location and presentation of this home, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. 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. Details of any covenants or easements are available on request from the estate agent.





Key Features

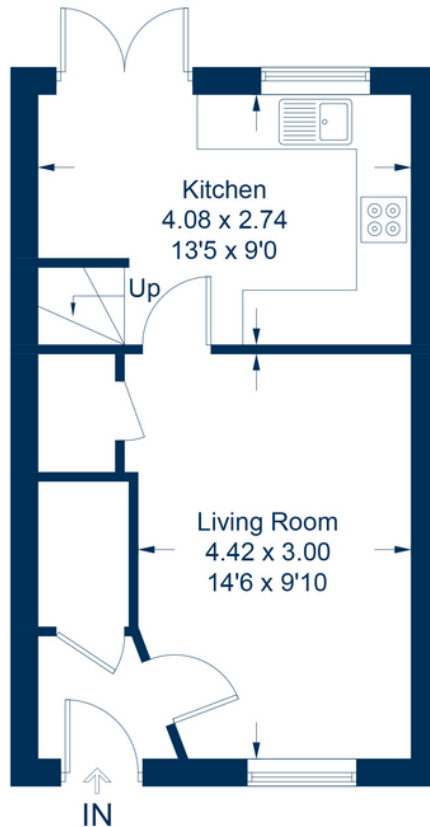
- Semi detached house
- Cul de sac location
- Kitchen diner with integrated appliances
- Beautifully presented throughout
- Double bedrooms
- Allocated parking
- UPVC double glazing
- En suite from the principal bedroom

The Location

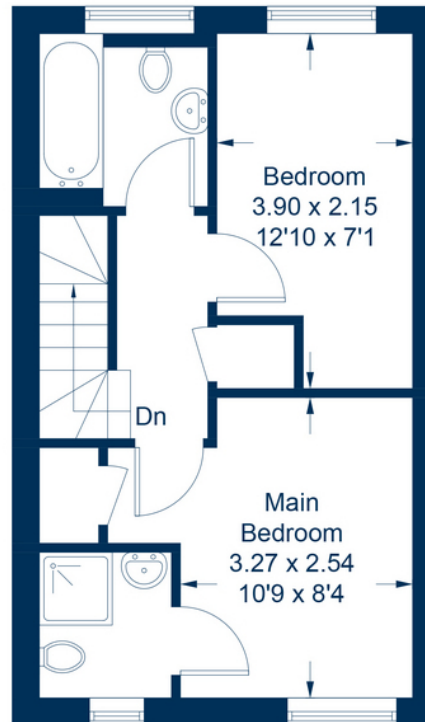
Chilton Fields is a well planned development on the edge of Chilton Village. The property is within the Chilton county primary school catchment area and is well placed for easy access to Harwell Science Park and the A34. Didcot is just 4 miles away and offers exclusive shopping and leisure facilities and a fast connection to London from Didcot Parkway (40 mins).



Approximate Gross Internal Area
Ground Floor = 30.3 sq m / 326 sq ft
First Floor = 29.9 sq m / 322 sq ft
Total = 60.2 sq m / 648 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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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.

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