



56 Miles East, Didcot, OX11 6EE

£480,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the popular Brunel Rise development is this spacious and well presented four bedroom detached family home with converted garage.

The accommodation comprise of entrance hallway, living room with media wall, cloakroom and a modern and spacious fully integrated kitchen/diner with central island and bi-fold doors leading out onto the garden. On the first floor there are four bedrooms, with an en-suite shower room to the principal bedroom plus a family bathroom.

Other benefits include a garage conversion into a home office, a south facing rear garden and driveway parking.

For the size and location to be fully appreciated, this house must be viewed.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics, mains drainage. Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls 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 restrictive covenants are available on request from the estate agent.





Key Features

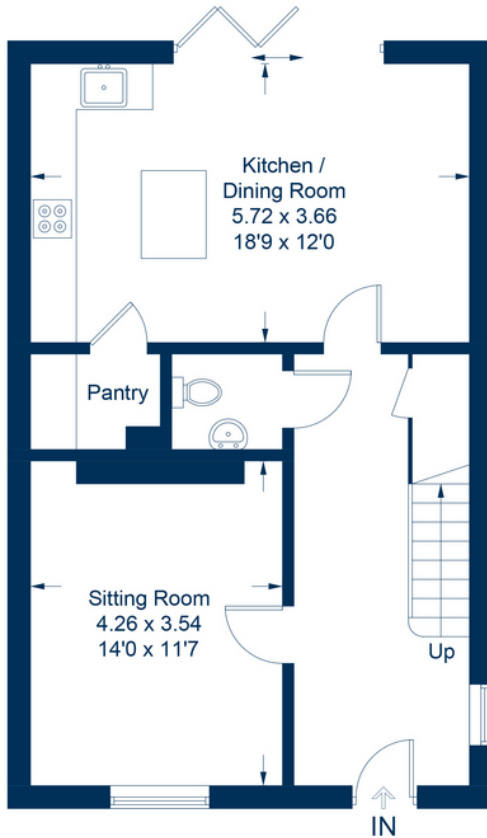
- Four bedroom detached family home.
- Modern fully integrated kitchen with central island.
- Bi-fold doors leading out onto south facing rear garden.
- En-suite shower room to principal bedroom.
- Converted garage into home office.
- Driveway parking.
- EPC Rating: A

The Location

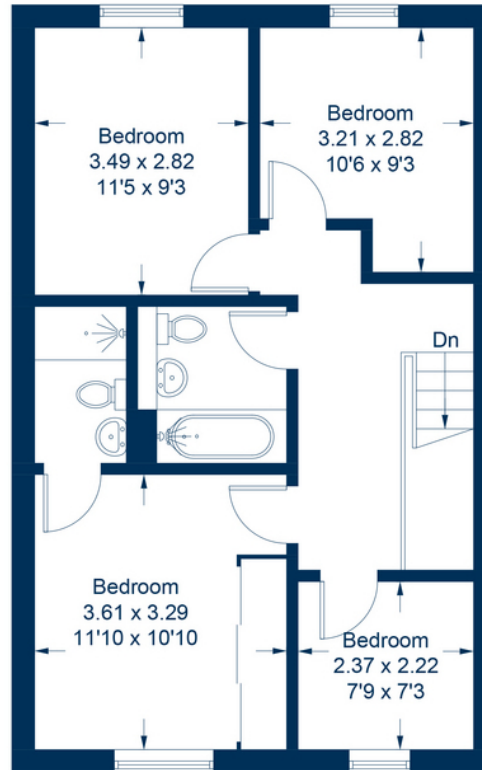
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



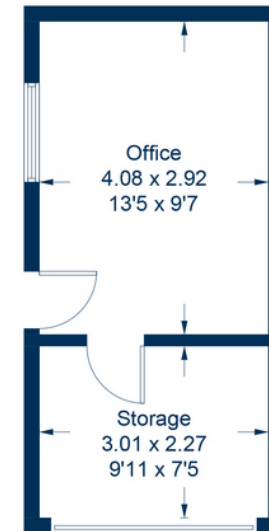
Approximate Gross Internal Area
 Ground Floor = 54.9 sq m / 591 sq ft
 First Floor = 54.3 sq m / 584 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 128.7 sq m / 1,385 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.

© CJ Property Marketing Ltd

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.

Didcot Office
 103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777
 E didcot@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS