



29 Crispin Place, Harwell, OX11 0FX
£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offering excellent family accommodation is this tastefully presented four bedroom detached home with driveway parking and garage, occupying one of the best positions on the popular Alder View development overlooking open fields.

The property comprises of entrance hall, cloakroom, a light and airy fully integrated kitchen diner with breakfast bar and utility area and a spacious living room with French doors leading out onto the garden. On the first floor there is a family bathroom and four good sized bedrooms, three of which being double with the principal bedroom offering an en-suite shower room. To the side of the property is driveway parking for two vehicles and a garage with light & power. Finally, to the rear; there is a private and enclosed garden with patio area & lawn. For the presentation, size and location to be fully appreciated; the house must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Service charge for upkeep of the development of approximately £247.00 per year. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Four bedroom detached family home.
- Driveway parking and garage with light and power.
- Private and enclosed rear garden.
- En-suite shower room to principal bedroom.
- Overlooking open fields.
- Fully integrated kitchen diner with utility area.
- £247.00 Estate Charge.

The Location

Harwell is a conveniently placed Oxfordshire village with local school, butchers, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.



Approximate Gross Internal Area
 Ground Floor = 56.9 sq m / 612 sq ft
 First Floor = 56.6 sq m / 609 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 131.8 sq m / 1,418 sq ft



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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