



35 Hagbourne Road, Didcot, OX11 8DP

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and extended semi-detached house dating from the Edwardian period offering generous ground floor accommodation and situated within the centre of Didcot.

The property is well presented throughout and comprises of; entrance porch and living room with ample storage. The property further benefits from a wonderful kitchen, boasting a gas cooker and spacious dining area. The ground floor is complete with a separate laundry area and downstairs cloakroom. On the first floor there are three bedrooms and a family bathroom.

The property has a delightful rear garden, which benefits from a separate shed and a decking area which is perfect for alfresco dining. For the size and presentation to be fully appreciated this house must be viewed.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage for a range of providers with the possible exception of three (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding.





Key Features

- Semi Detached
- Three bedrooms
- Downstairs cloakroom
- Good size rear garden
- Good condition throughout
- Gas central heating
- Central Didcot
- Good transport links

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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).

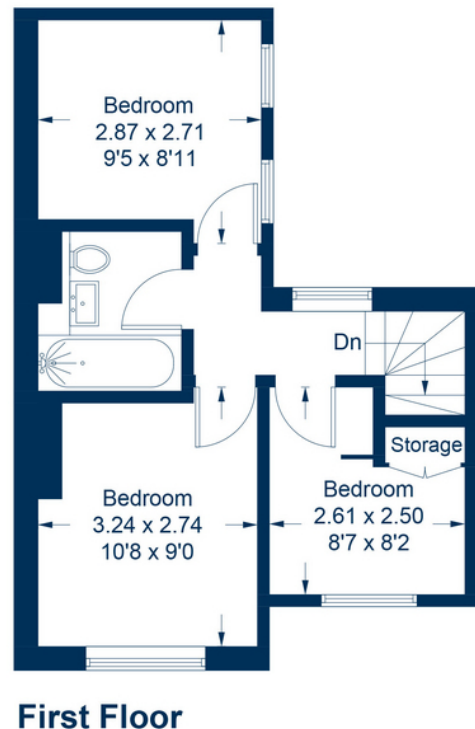


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Approximate Gross Internal Area
Ground Floor = 47.0 sq m / 506 sq ft
First Floor = 31.0 sq m / 334 sq ft
Total = 78.0 sq m / 840 sq ft



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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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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