



39 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 accommodation of entrance porch, living room with wood burning stove and an understairs cupboard, which has been cleverly converted by the current owners into a cloakroom. There is an extended and spacious kitchen/diner to the rear which has been re-fitted within the past four years.

On the first floor there are two double bedrooms with built-in wardrobes in the principal bedroom and a family bathroom. The property also benefits from a detached garage with driveway parking and a good sized, private and mature rear garden with the added bonus of a purpose built wood cladded home office, which is fully insulated with double glazing full power and lighting and Wi-Fi. For the size and presentation to be fully appreciated this house must be viewed.

Hagbourne Road is well placed for easy access to Didcot Parkway (Paddington 45 minutes) and town centre shopping and leisure facilities including The Orchard Centre all within 1/2 a mile of the property.

Some material information to note:

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](https://www.ofcom.gov.uk/broadband-checker/)). Mobile Coverage - according to Ofcom, there is fair coverage for a range of providers with the possible exception of three ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobile-coverage-checker/)) According GOV.UK Flood Risk, this property has a very low risk of flooding. For any further information relating to the register of title please contact the estate agent who can provide this.







## Key Features

- Extended kitchen diner
- Two double bedrooms
- Detached garage and driveway parking
- Purpose built outbuilding with light and power
- Downstairs cloakroom
- Good sized private and mature rear garden
- Close to local amenities and train station
- Gas central heating
- UPVC double glazed windows

## 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).



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

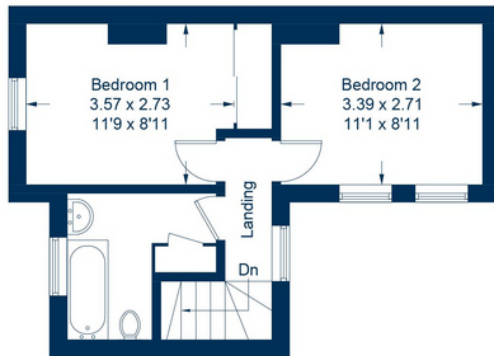
T 01235 813 777

E [didcot@thomasmerfield.co.uk](mailto:didcot@thomasmerfield.co.uk)

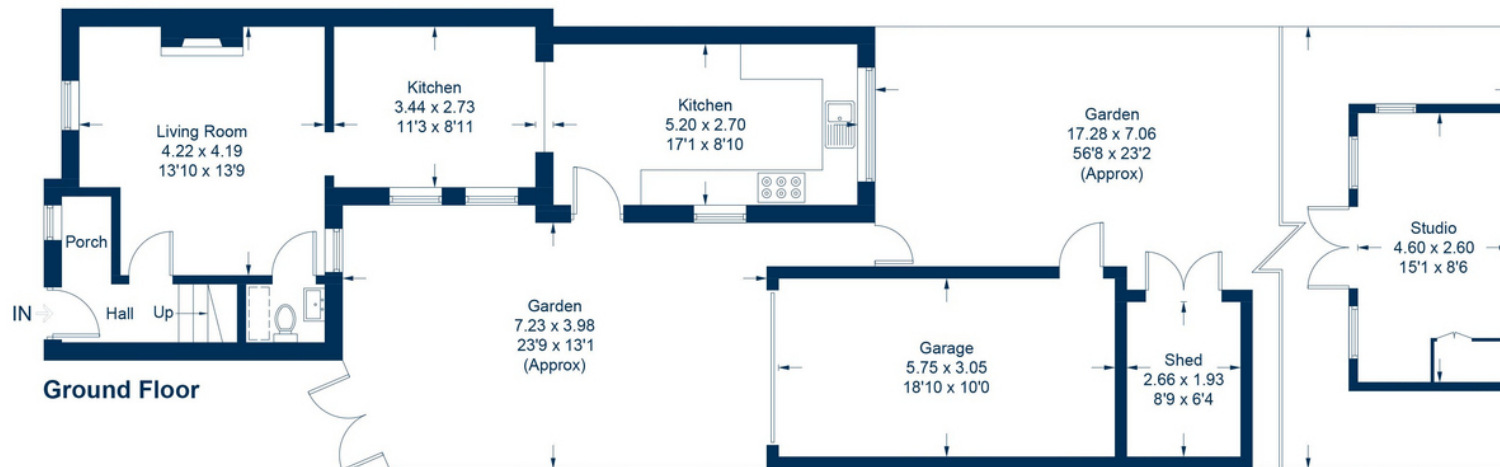
W [thomasmerfield.co.uk](http://thomasmerfield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS

Approximate Gross Internal Area  
Ground Floor = 48.6 sq m / 523 sq ft  
First Floor = 30.7 sq m / 330 sq ft  
Outbuildings = 35.2 sq m / 379 sq ft  
Total = 114.5 sq m / 1,232 sq ft



**First Floor**



**Ground 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.

© CJ Property Marketing Ltd