



45 Diamond Drive, Didcot, OX11 6FH

Offers In Excess Of £410,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated on the popular Brunel Rise development is this four bedroom three storey town house overlooking fields to the rear with open plan kitchen-diner-family room en-suite to master bedroom driveway & garage.

The ground floor accommodation comprises entrance hall cloakroom and open plan kitchen-diner-family room. On the first floor there is a lounge two bedrooms and bathroom.

Finally on the second floor there are two bedrooms; the master with en-suite shower room. To the front of the property there is a driveway leading to a garage and to the rear; there is a larger than average garden with home gym overlooking fields.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. There is an estate charge of £94 paid every 6 months. 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 highlights this as a very low risk/unlikely area for surface water flooding. Details of any covenants or easements are available on request from the estate agent.





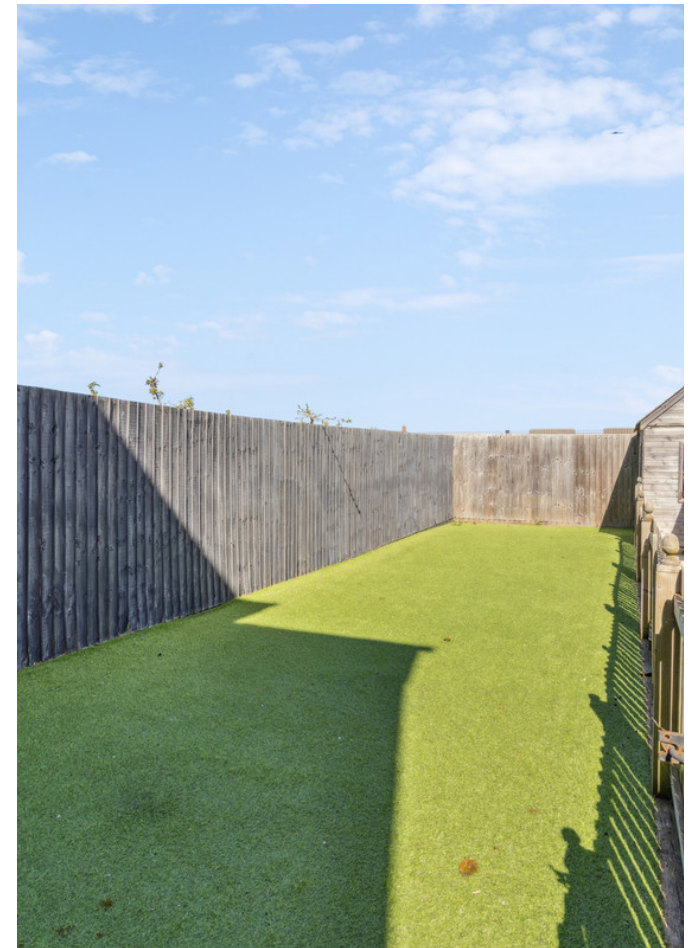


## Key Features

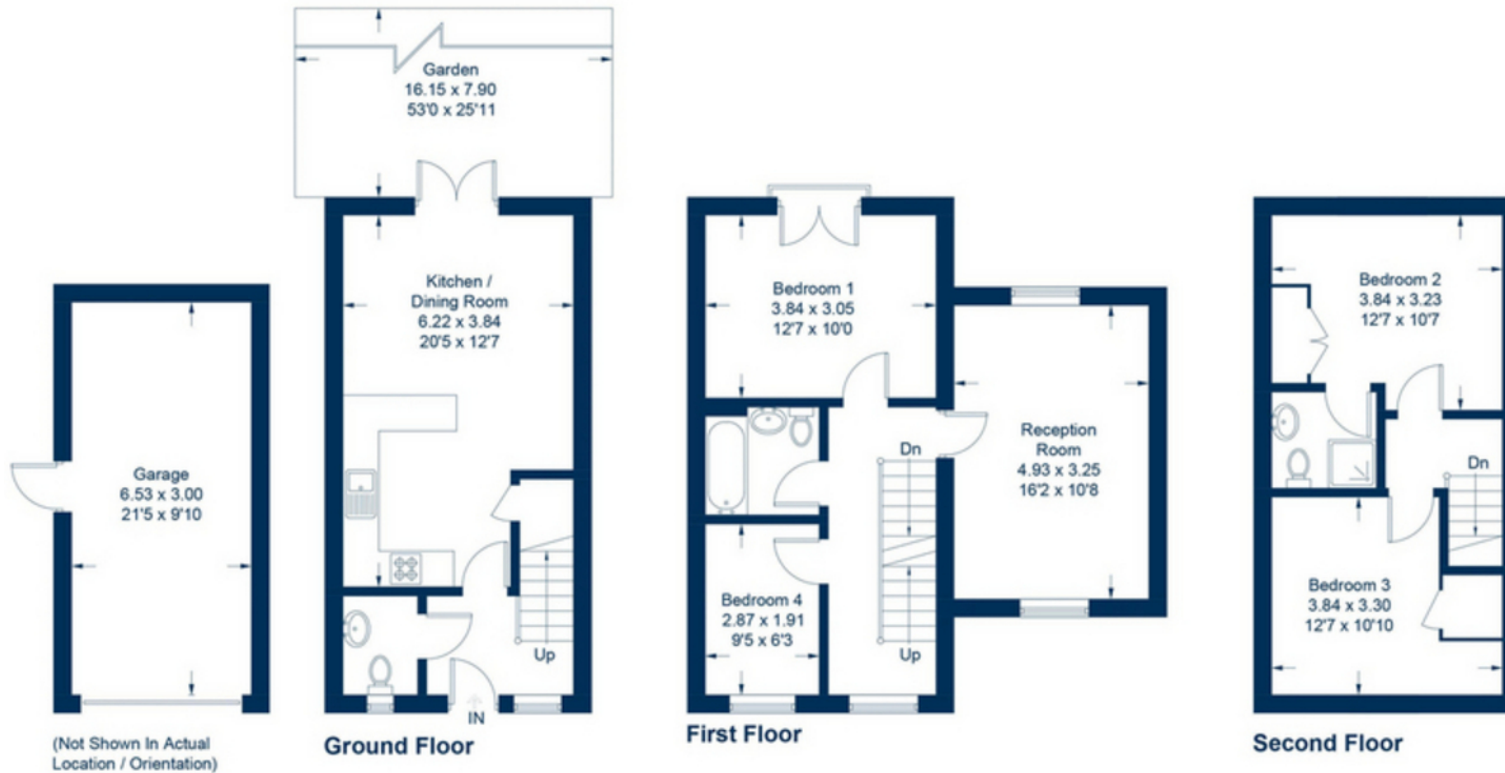
- Four bedroom three storey town house.
- Driveway parking.
- Overlooking fields.
- Open plan kitchen diner.
- En-suite shower room to principal bedroom.
- Garage with light and power.

## The Location

The town of 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 and there is also an excellent mainline train service into London Paddington approx. 40 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot.



Approximate Gross Internal Area  
 Ground Floor = 31.3 sq m / 337 sq ft  
 First Floor = 48.6 sq m / 523 sq ft  
 Second Floor = 31.0 sq m / 334 sq ft  
 Garage = 19.6 sq m / 211 sq ft  
 Total = 130.5 sq m / 1,405 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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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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