



16 Beech Lane, Didcot, OX11 6EB

£435,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this well presented three bedroom detached home situated in a cul-de-sac on the highly regarded Greenway development.

The property comprises entrance hall, cloakroom, lounge and a spacious kitchen diner overlooking the garden. On the first floor there is a modern family bathroom and three generous sized bedrooms; the principal bedroom offering an en-suite shower room and fitted wardrobes. To the rear of the property there is a larger than average sized garden with decking area. Finally to the front there is ample driveway parking leading to a garage with light and power. For the size, location and presentation to be fully appreciated this house must be viewed.

Some material information to note:

The property is of a brick built construction. There is a £90 estate charge payable every quarter to Meadfleet. The property is connected to mains gas, electric, water and drainage. According to ofcom, there is superfast broadband available at the property. According to ofcom, there is a good service on a range of mobile providers. According to GOV.UK Flood Risk this property is of a low flood risk. For any further information on the property then please contact the agent for further details.







## Key Features

- Three bedroom detached home.
- Ample driveway parking leading to garage.
- Two bathrooms (en-suite to principal bedroom).
- Spacious kitchen/diner overlooking the garden.
- Cul-de-sac location on the highly regarded Greenway development.
- Large rear garden.
- EPC Rating B
- Council Tax Band D

## The Location

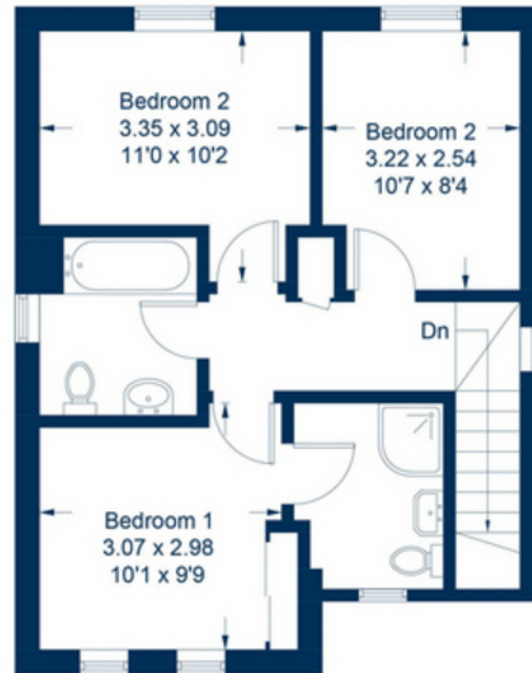
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in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



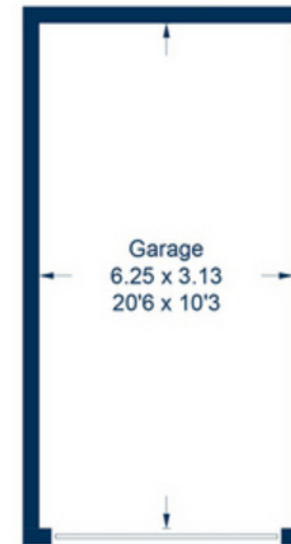
Approximate Gross Internal Area  
 Ground Floor = 44.6 sq m / 480 sq ft  
 First Floor = 43.4 sq m / 467 sq ft  
 Garage = 19.7 sq m / 212 sq ft  
 Total = 107.7 sq m / 1,159 sq ft



**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.  
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