



Haydon Road, Didcot, OX11 7JF

£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located within one of Didcot's most desired roads within just 0.4 miles walking distance of Didcot Parkway Train Station is this vastly extended and renovated five bedroom semi-detached home.

Since 2010, the property has benefitted from various extensions to its original build with a two-storey extension completed to the side which expands both floors accommodation with the addition of two bedrooms as well as kitchen/ dining space along with Shower room/ utility. In addition to the two-storey extension, the current owners completed the works of a single storey extension across the rear of the property in approximately 2021 completed with underfloor heating. Furthermore, to the ground floors accommodation is a large sitting room with open fire place with built in cabinetry to either side of the chimney breast.

To the first floor are five well proportioned bedrooms with four of these being double and the smaller original room offering ideal nursery or home office space. Accessed via the main landing, there is also a renovated family bathroom to the first floor with four-piece white suite.



Externally, to the front of the property is a gravelled driveway with off-street parking for multiple vehicles and a gated side access to west-facing rear garden. The mature and sunny rear garden provides a private entertaining space with shrub-lined borders, lawn and a patio with suitable seating space.

Haydon Road is a sought-after and highly convenient location made up of a variety of well-spaced mature properties ideally located for access to the town's principal shopping and leisure facilities.



Key Features

- Herringbone LVT flooring and contemporary tiled flooring throughout the ground floor
- Open plan/ kitchen dining room leading on to the West facing rear garden
- Incredibly well maintained and stylishly presented throughout
- Within short walking distance to Didcot Parkway Train Station which offers main line services to London Paddington within 40 minutes
- Shower room with W/C on the ground floor as well as separate utility space
- Four double bedrooms and a further single all of which are on the first floor
- Extensively renovated throughout within recent years
- EPC Rating C
- Council tax Band D





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. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

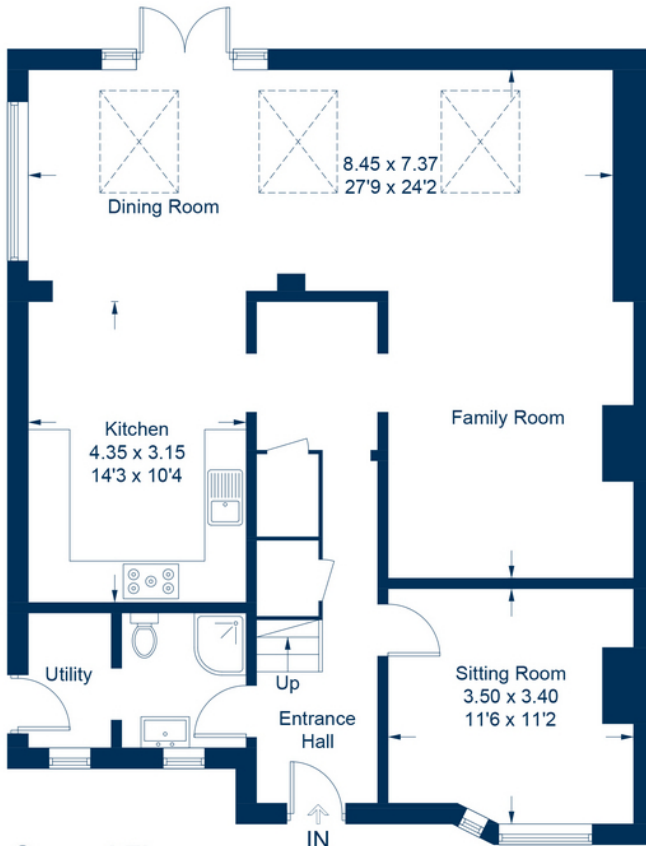
Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

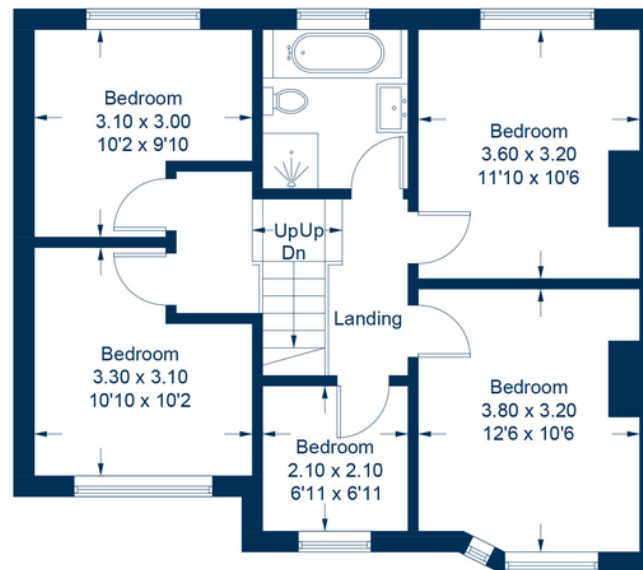
According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.



Approximate Gross Internal Area
 Ground Floor = 90.2 sq m / 971 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Total = 151.7 sq m / 1,633 sq ft



Ground Floor



First 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.

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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@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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