



81 Park Road, Didcot, OX11 8QT

£425,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Dating back to the 1930's is this wisteria fronted and extended 3 bedroom family home located on the sought after Park Road.

Set back from the road via a shared driveway with the neighbouring dwelling, this family home has benefitted from a stylish kitchen/ dining extension to the rear of the property boasting perfect entertaining space which in turns leads on to the landscaped rear garden. Furthermore to the ground floors spacious accommodation is a sizeable family sitting room complete with log burner, W/C, utility room as well as the 3rd bedroom.

To the first floor, are two double bedrooms with the largest boasting a dual aspect with views over the private rear garden. There is also a three-piece family bathroom with UPVC double glazed window.

To the front of the property is an ample gravelled driveway for multiple vehicles which is accessed via a shared driveway off of Park Road. To the rear is a large & established rear garden with a South-Easterly orientation. There is also a single garage with an attached green house to the rear.



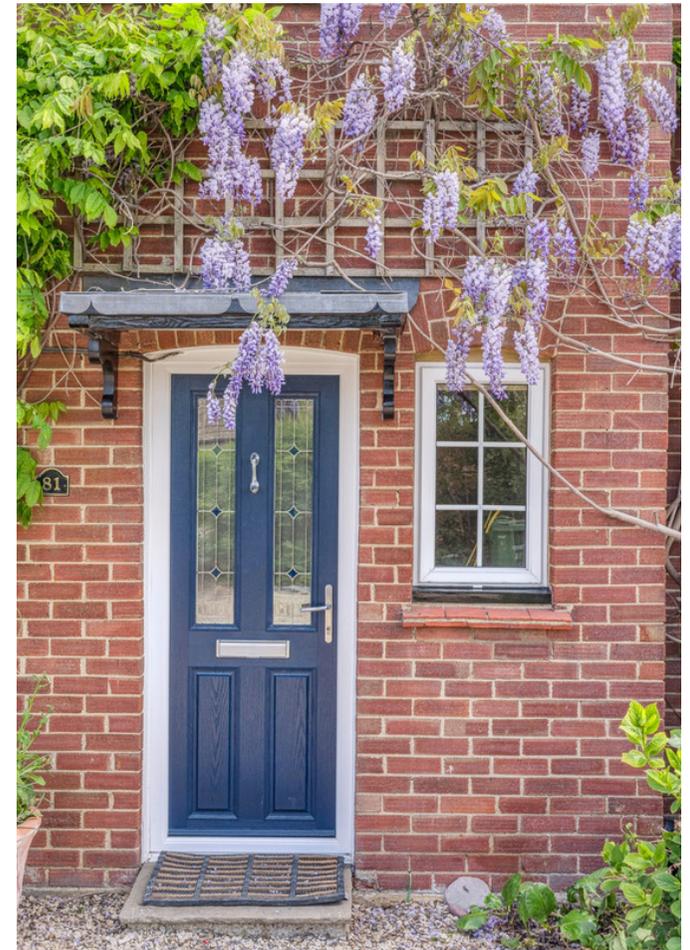
Material Information

The property is connected to mains electricity, water and drainage. Gas central heating

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk).

Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk.

For further information relating to the Register of Title please get in touch with the agent. Given the age of property, there is a possible Asbestos content.



Key Features

- Beautifully matured Wisteria frontage displaying each spring
- Open plan kitchen/dining room to the rear of the property created via a single storey extension
- Downstairs cloakroom and separate utility room
- Large main bedroom with dual aspect windows and additional double to the first floor
- Ample off street parking to the front of the property
- Landscaped and incredibly well maintained rear garden spanning approximately 70ft
- EPC Rating D
- Council Tax Band C

The Location

The town of 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 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.

Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 30.9 sq m / 333 sq ft
Garage = 21.3 sq m / 229 sq ft
Total = 104.6 sq m / 1,126 sq ft



Ground Floor

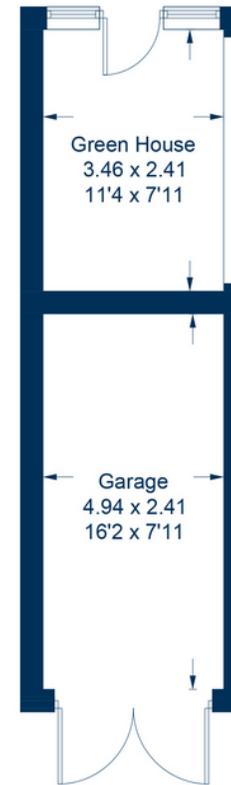
 = Reduced headroom below 1.5m / 5'0



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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(Not Shown In Actual Location / Orientation)

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