



7 St. Andrews Crescent, East Hagbourne, OX11 9RP

Offers Over £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Coming to market in the sought after and executive Deanfield Green development within the pretty village of East Hagbourne, is this open plan & two-bedroom end of terrace home.

To the ground floor of the property is a light & airy entrance hall with W/C accessed directly off of it as well as the staircase rising to the first floor. Leading on to the rear of the property is an open plan kitchen, dining & living room with fully integrated Bosch appliances and UPVC French doors leading on to the sizeable rear garden. The first floor offers a stylish family bathroom with a further two double bedrooms; the largest bedroom offering en-suite shower room & built in wardrobes.

Externally, there is off street driveway parking for at least two vehicles with the added benefit of a fitted EV Charging point which is included in the sale. To the rear of the property is an enclosed rear garden laid to patio & lawn with side gated access to the driveway.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with the majority of major providers at this postcode. The government portal generally highlights this as a very low risk postcode for flooding. An estate management charge applies of £240per annum payable to Eaves Property Management.





Key Features

- Underfloor heating through the entirety of the ground floors accommodation
- Off street driveway parking for two vehicles with the added benefit of a EV Charging Point
- High specification throughout when developed by Deanfield Homes
- Amtico flooring through the ground floor
- UPVC double glazed and gas centrally heated
- 10 year NHBC warranty
- EPC Rating B
- Council Tax C

The Location

Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 minutes. Fast road connections via the A34 are either at Milton or Chilton interchanges which link with the M40 to the North (Bicester) and the M4 to the South (Chieveley). Local secondary schooling is at Didcot with single sex schools represented by Didcot Girls School and St Birinus School (boys) with a further co-educational school at Aureus Secondary School.





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.

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