



3 Armstrong Close, Harwell, OX11 0GJ

£499,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Coming to the market for the first time is this beautifully presented, three bedroom detached family home located in Harwell village, just a 10 minute drive from Didcot parkway.

Armstrong Close is a private road that hosts a small development of 9 homes, built by Feltham Properties, located off of Orchard way in Harwell.

The ground floor accommodation offers a large separate reception room, an open-plan kitchen/dining space with the kitchen benefitting from integrated appliances and a utility cupboard with plumbing for washing machine. There are three first floor bedrooms with the largest being accompanied by built in wardrobes and an En-suite shower room.

The house also benefits from underfloor heating throughout, and is still within the 10 year NHBC warranty. The garden is South facing, has a storage shed, side gate access and views to the Harwell recreational Ground can be seen from the house.

The property is of a brick build and is connected to mains electricity, water and drainage.

The property is gas centrally heated

Broadband - according to Ofcom, there is superfast & ultrafast broadband available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/)).

Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoveragechecker/))

According GOV.UK Flood Risk, this property has a very low water flood risk.

Estate Management Fee applies - £252.00 every 6 months.

A number of restrictive covenants apply to The Willows development - Full details of which are available on request.





Key Features

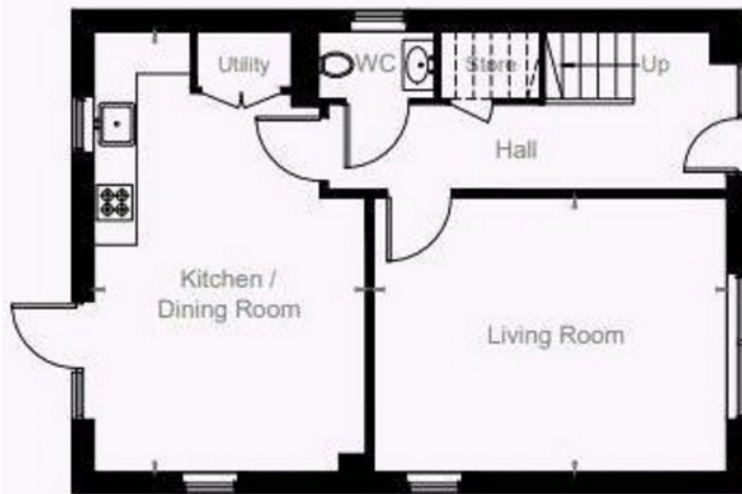
- Three bedroom detached family home.
- Beautifully presented open plan kitchen / dining room with double doors leading to the garden.
- South facing garden.
- Private driveway for several cars.
- Private cul-de-sac location.
- Located in Harwell village.
- Council Tax band E

The Location

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.



Approximate Gross Internal Area
110.7 sq m / 1,192 sq ft



Ground Floor



First Floor

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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