



44a Haydon Road, Didcot, OX11 7JR
£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this spacious three bedroom detached family house situated in the heart of Didcot within close proximity to the town centre and Didcot Parkway railway station.

The accommodation comprises of entrance hallway, a spacious lounge diner spanning the full length of the house, a good size kitchen overlooking the garden and a conservatory. On the first floor there are three bedrooms and a four piece suite bathroom.

Other benefits include driveway parking for multiple vehicles, a garage with light and power and a private and enclosed mature garden. The property is conveniently located within a 0.1 mile walk of Didcot Parkway and 0.5 mile walk of the Orchard Centre. For the size and location to be fully appreciated, a viewing is highly recommended.

Some material information to note.

Tenure - Freehold

The property is of a brick construction and 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.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' please contact estate agent.





Key Features

- Three bedroom detached family home.
- Driveway parking for multiple cars and garage.
- Spacious lounge diner spanning length of house.
- 0.1 mile walk to Didcot Parkway and 0.5 mile walk to Orchard Centre.
- Offered to the market with no onward chain.
- Private and enclosed mature garden.
- Conservatory.
- Tenure - Freehold.
- 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.



**Approximate Gross Internal Area 1049 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 587 sq ft – 55 sq m

First Floor Area 462 sq ft – 43 sq m

Garage Area 171 sq ft – 16 sq m



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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