



52 Crafts End, Chilton, OX11 0SB

Offers In Excess Of £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A modern and extended three bedroom semi-detached house with ample driveway parking located on this established and quiet cul-de-sac in Chilton Village.

The property comprises of; entrance hallway, living room which leads through to an extended and modern kitchen/diner with cloakroom and patio doors leading out onto the garden. On the first floor there are three bedrooms, two of which are doubles and a family bathroom. To the front of the property there is a graveled driveway for ample vehicles which leads up to a garage. Finally to the rear there is a well maintained and in excess of 100ft garden with patio area and lawn. For the size, presentation and location to be fully appreciated, a viewing is highly recommended.

Some material information to note:

Tenure - Freehold. The property has oil central heating and is connected to mains water, electricity and drainage. 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 all major providers at this postcode. The government portal generally highlights this as a low risk postcode for flooding. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed. For any further information relating to the 'register of title' then please contact the estate agent.







## Key Features

- Extended three bedroom semi-detached family home.
- Modern and spacious kitchen diner.
- Ample driveway parking.
- In excess of 100ft rear garden.
- Situated on an established cul-de-sac within the popular Chilton Village.
- Garage.
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D

## The Location

Chilton is a charming South Oxfordshire village offering a highly rated primary school village inn and superb access to the A34 which offers excellent links to the M4 and M40. The nearby town of Didcot offers more comprehensive shopping and leisure facilities together with an excellent rail connection to London Paddington in 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 1094 sq ft - 102 sq m

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 398 sq ft – 37 sq m

Garage Area 181 sq ft – 17 sq m



**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS