



6 Talbot Close, Harwell, OX11 0FB  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located on this small village development within the pretty village of Harwell is this three bedroom semi-detached town house with driveway parking and single garage.

Coming to the market with NO ONWARD CHAIN, this family home comprises accommodation of entrance hallway, kitchen/breakfast room with fully integrated appliances, cloakroom and a spacious living room leading out onto a well-maintained west facing garden.

On the first floor there is a family bathroom and two bedrooms, one of which is a large double bedroom occupying the same floor space as the living room, as well as a standard single bedroom. Finally, on the second floor there is a generous sized principal bedroom with en-suite shower room and built in wardrobe space.

Other benefits include driveway parking for 2/3 vehicles and a garage with light and power.

For the size, finish and location to be fully appreciated, this house must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Please be advised there is a yearly estate management charge of approximately £300 payable to First Port.







## Key Features

- Located on this small development of just 65 properties built in 2015
- Within close walking distance to bus links connecting with Harwell Campus, Didcot Parkway Train Station and The Orchard Centre
- Built-in wardrobes to principle and second bedrooms
- En-suite to principle bedroom which spans entire top floor
- Off-street parking for at least 2 vehicles and single garage
- NO ONWARD CHAIN
- Estate Management Charge: approximately £300 per annum
- Council Tax Band: D
- EPC Rating: C

## 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 fast and regular rail service to London Paddington in approximately 40 minutes as well as having comprehensive shopping and leisure facilities.

The town of 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.



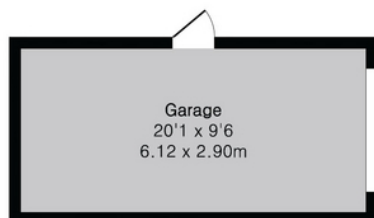
**Approximate Gross Internal Area 1168 sq ft - 108 sq m  
(Excluding Garage)**

Ground Floor Area 431 sq ft – 40 sq m

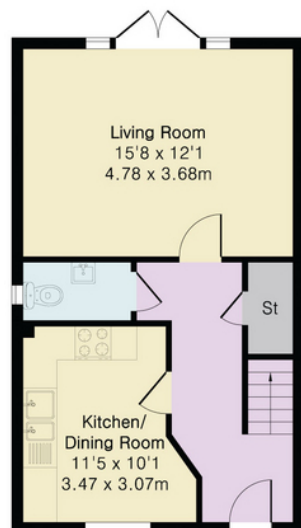
First Floor Area 431 sq ft – 40 sq m

Second Floor Area 306 sq ft – 28 sq m

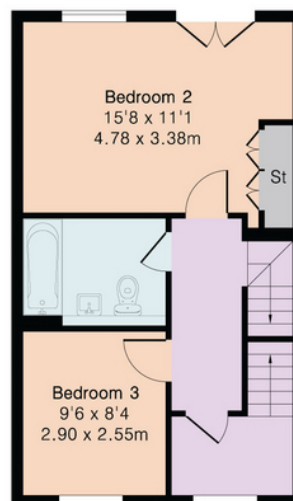
Garage Area 191 sq ft – 18 sq m



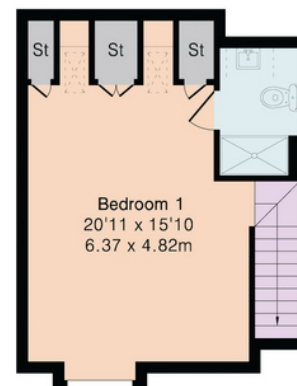
Garage



Ground Floor



First Floor



Second Floor

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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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