



5 Abingdon Road, Harwell, OX11 0JW

£695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

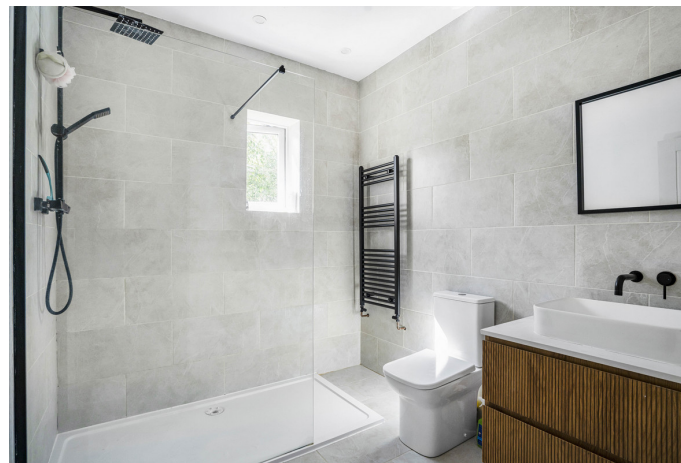


The Property

Spanning nearly 1400 sqft of internal living accommodation and located within a sizeable quarter of an acre plot is this detached four bedroom family house located on the outskirts of the villages of Rowstock/Harwell.

The property is set back from the Abingdon Road and offers ample off-street parking for multiple vehicles and a 350sqft double garage. The generous and flexible accommodation is arranged across two floors, with two of the bedrooms being on the ground floor. The accommodation comprises of an entrance hall, which gives access to the first floor and leads immediately onto the two ground floor bedrooms, a stylishly renovated family shower room, and a large living room with media wall and UPVC French doors leading out to the large easterly facing rear garden, spanning almost 80ft in length and 50ft wide, enclosed by fencing and with mature shrub lined borders. Off the living room is a sizeable and modern kitchen/breakfast room with fitted oven & microwave. On the first floor are two further bedrooms, one of which is accompanied by a washroom.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, electrics and drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode/address with possible limited access for ultrafast. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode/address. The government portal generally highlights this as an unlikely/low risk postcode for flooding. The adjoining dwelling has approved consent for redevelopment, please search the following planning application number to view the site plan - P19/V3323/FUL. Details relating to any covenants are available on request from the estate agent.





Key Features

- 350sqft double garage to the side of the property
- Ample off-street parking for multiple vehicles
- Flexible living accommodation
- Modern fitted kitchen with integrated Neff Oven and microwave and with space for white goods
- Large rear garden spanning approximately 80ft in length and 50ft wide
- Council Tax Band: E
- EPC Rating: D

The Location

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.

Harwell village offer a range of facilities including a primary school, pre school, pub (The Heart of Harwell), butcher and village store, together with a large recreation ground and tennis and bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington.



**Approximate Gross Internal Area 1385 sq ft - 129 sq m
(Excluding Garage)**

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 418 sq ft – 39 sq m

Garage Area 351 sq ft – 33 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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