



Slade Road, Didcot, OX11 7AR

£495,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An incredibly stylish and well-appointed three-bedroom semi-detached family home located within this desirable 1950's road within Older Didcot.

Having been renovated throughout to a high specification and with the benefit of a single storey extension with full length bi-folding doors on to the rear garden; its downstairs accommodation offers a modern & contemporary layout. The ground floor accommodation comprises of an open plan kitchen dining room with stone work tops, integrated appliances, central island with induction hob and downdraft extractor fan. Further to the ground floor is a spacious entrance hall, family sitting, W/C, utility area and integrated access to the attached single garage.

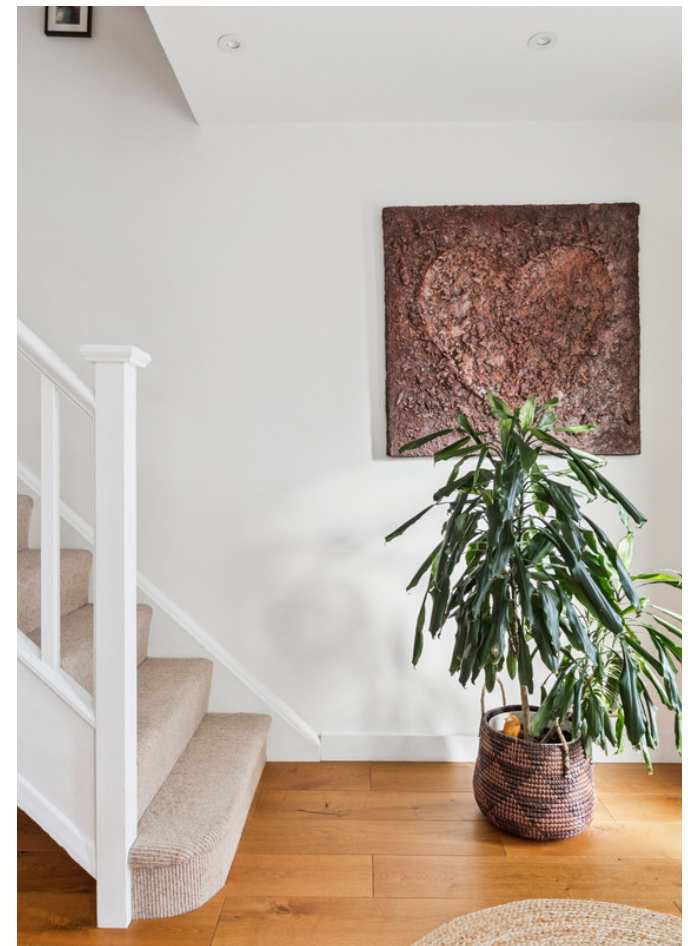
The first floors accommodation offers three bedrooms; two of which are sizeable doubles, along with a single bedroom currently utilised as a walk-in wardrobe. There is also a fully tiled three-piece shower room with UPVC double glazed window.

Enclosed by tall trees, this private and south facing rear garden boasts nearly 100ft in length, enclosed by large trees a large landscaped patio directly off of the kitchen dining room with mature shrub lined borders and a timber shed.

To the front of the property is a recently installed gravel driveway offering off street parking for multiple vehicles. Other benefits to its sale include a complete rewire throughout undertaken by the current owners during their tenure and newly fitted gas boiler approximately 2-3 years ago.

In accordance with the 1979 estate agents act, the seller of this property is a connected person to an employee of Thomas Merrifield Didcot Ltd.





Key Features

- Oak flooring throughout majority of main living space on ground floor
- Brand new boiler fitted in 2023
- South facing and large rear garden
- Fully integrated full-length fridge and freezer, induction hob, dishwasher and oven
- Electric garage door
- Single storey extension to the rear with bi-folding doors on to the rear garden
- Immaculately presented throughout and recently re-decorated
- Within 1.2miles walking distance from Didcot Parkway Train Station which offers mainline services to London Paddington
- EPC Rating C
- Council Tax D



The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

Material information to note:

Tenure - Freehold.

The property is of a brick build construction and is connected to mains gas, electric, water and drainage.

According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk).

According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property.

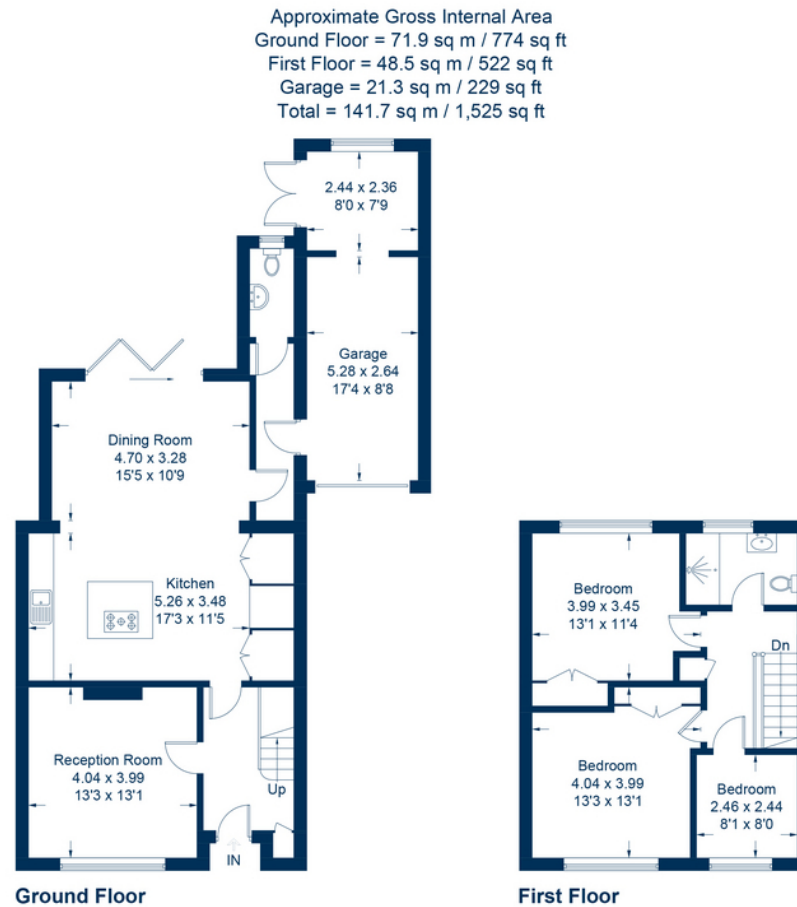
Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging/ insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not conducted our own surveys. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.



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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© C.J Property Marketing Ltd

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS