



Beddington Avenue, Didcot, OX11 9FR

Offers Over £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well-presented and sizeable 4/5 bedroom semi-detached townhouse located within the popular Willowbrook Park development.

Built by Croudace Homes in 2021 to their largest four bedroom town house design, the properties accommodation is spread across three floors spanning just shy of 1600sqft and benefits from roof-mounted solar panels. Built to their 'Marlbrook' design, the accommodation offers a mix of contemporary & modern living space on the ground floor via a spacious family sitting room with bay window as well as a kitchen/dining room with integrated appliances, which in turn leads to the landscaped rear garden.

Across the further two floors of the property are four double bedrooms, with the principal bedroom featuring an en-suite shower room and two additional family bathrooms located on the second and third floors. A selection of the bedrooms include built-in wardrobes, with the added benefit of a study on the third floor, offering versatile use as a home office or nursery.

Externally, the property offers off-street driveway parking in tandem directly to the side for 2-3 vehicles, providing direct access to a single garage that has a power supply for an EV charging point next to the garage and rear garden access. To the rear of the property is a southerly facing garden, laid mostly to patio and lawn, along with a number of planted mature shrubs and fruit trees.

For full appreciation of this properties size & accommodation, viewings are highly advised.





## Key Features

- Accommodation across three floors spanning nearly 1600sqft
- Three bathrooms including an en-suite shower room to the largest bedroom
- Off street parking to the side of the property for 2-3 vehicles
- Single garage
- Gas centrally heated and UPVC double glazed windows throughout
- Open plan kitchen/dining space leading directly on to the rear garden
- Southerly facing rear garden with an array of planted fruit trees and maturing shrubs
- Close to nearby park Franklin playground"
- EPC Rating B
- Council Tax E



## 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.

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is a good service on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK there is a very low risk of flooding. Please be advised there is a yearly management charge applicable of approximately £185 per annum. Further information on the register of title can be provided on request.



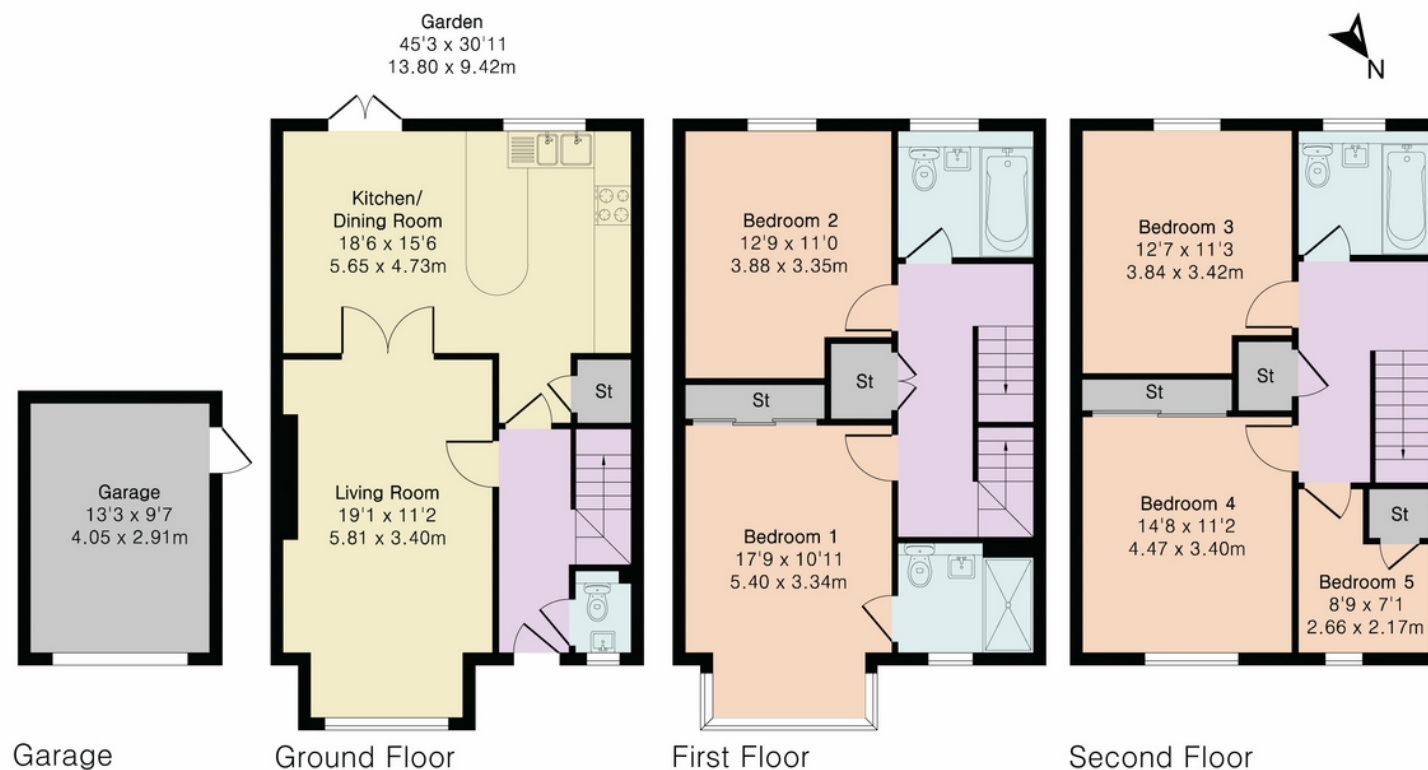
## Approximate Gross Internal Area 1599 sq ft - 148 sq m (Excluding Garage)

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 542 sq ft – 50 sq m

Second Floor Area 515 sq ft – 48 sq m

Garage Area 127 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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