



Middle Furlong, Didcot, OX11 7SJ

Offers Over £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Built in the mid 90's and ideally located on a quiet residential cul-de-sac is this immaculately presented four bedroom detached family home complete with double garage.

Having been occupied by its current owners for a little more than two decades, the property has benefitted from a number of improvements in recent years including the addition of timber electric gate to the ample driveway, double electric garage roller doors, new UPVC fascias and soffits to name a few.

The spacious ground floor's accommodation comprises of an entrance hall, study, kitchen/breakfast room with integrated appliances and stylish ceramic sink, utility room with side access to the driveway, a family sitting room which flows into the dining room, as well as a brick based UPVC pitched roof conservatory with tiled floor and a gas centrally heated radiator.

On the first floor are four well-proportioned bedrooms with ample storages, as well as an en-suite shower room to the principle bedroom. There is also a renovated family bathroom accessed via the landing with UPVC double glazed window.



Externally, the frontage has been recently landscaped with the addition of a block paved car parking space and gravelled borders, as well as a double electric gate allowing secure access to the double garage and driveway located to side of the property. The easterly facing mature garden is laid mainly to lawn and patio with shrub lined borders and close board fencing.



Key Features

- Double fronted detached family home with ample driveway parking and double garage
- En-suite shower room to the largest bedroom on the first floor
- Secured ample hard standing driveway accessed via timber electric gates
- Immaculately presented throughout with recent recarpeting and decoration works undertaken
- Double garage with electric garage door and personal side garage door accessible from the rear garden
- Located approximately 1 mile of walking distance from Didcot Parkway Train Station and shopping amenities
- Extended to the rear via a brick based UPVC conservatory
- EPC Rating D
- Council tax E



The Location

Located approximately 1 mile of walking distance from Didcot Parkway train station, the property is within comfortable walking distance to mainline commuting services to London Paddington, Reading & Oxford.

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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.

Material information to note:

Tenure: Freehold

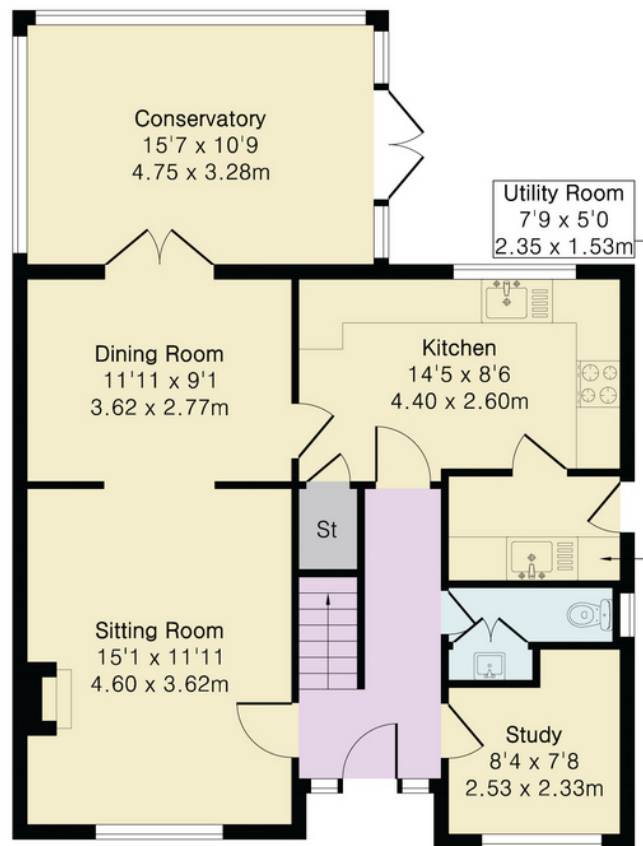
The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.



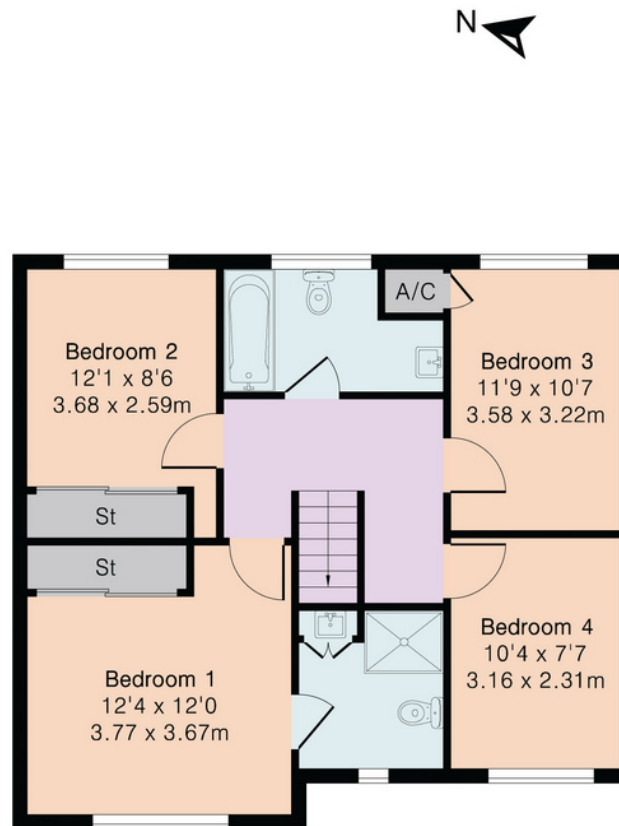
Approximate Gross Internal Area 1442 sq ft - 134 sq m

Ground Floor Area 820 sq ft – 76 sq m

First Floor Area 622 sq ft – 58 sq m



Ground Floor



First Floor

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.

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