



Park Road, Didcot, OX11 8QP
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Being one of a pair of executive three bedroom semi-detached new build homes developed meticulously to a contemporary and high specification finish throughout, ready for immediate occupation.

Constructed by local developers, the property is accessed via a shared driveway off desirable Park Road, which in turn leads to a large block paved car park with gravelled parking area for two vehicles side by side, as well as the added benefit of an EV charger.

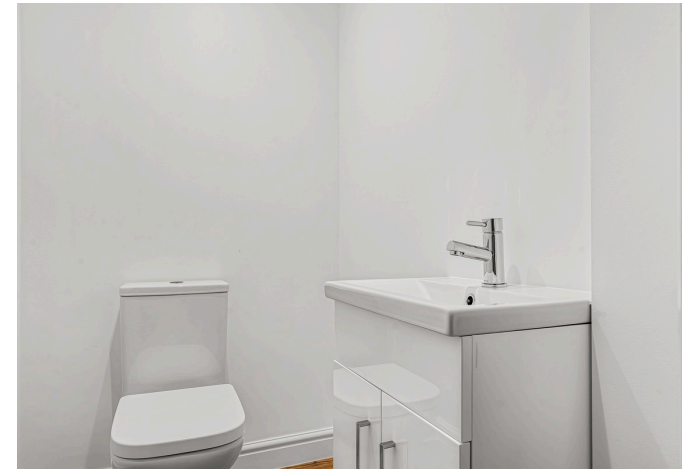
The ground floor accommodation comprises of a spacious entrance hall, a large family sitting room with bay window, cloakroom, open plan kitchen/dining room with integrated kitchen appliances, a peninsula island with fitted breakfast bar and overhead pendant lights. Furthermore, there is a utility room with space for washing machine and dryer stack, as well as a UPVC door leading to the side passage.

On the first floor are three well-proportioned double bedrooms with spotlights, a family bathroom with three-piece suite and a tiled finish, as well a large en-suite shower room to the principle bedroom.

The private and westerly facing rear garden is laid to a large area of patio, and lawn and with the addition of a timber-built storage shed.

Other benefits include underfloor heating through the entire ground floor, fitted hard flooring to the ground floor and carpeting to the first floor, an EV charger and the opportunity to acquire the properties in early 2026!





Key Features

- Integrated kitchen appliances and fitted breakfast bar to the stylish kitchen/dining room
- Bi-fold doors to landscaped rear garden
- En-suite shower room to principal bedroom
- Air source heat pump system with underfloor heating to the ground floor
- Off-street parking for two vehicles and EV charger
- Located 0.9 miles walking distance of Didcot Parkway train station
- 10 Year ICW structural warranty
- Ready for immediate occupation



The Location

The property is connected to mains electricity, water and drainage. Air source heat pump system. Driveway parking. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/broadbandchecker.asp)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/mobile/mobilecoverage/mobilecoverage.asp)) According GOV.UK Flood Risk, this property has a very low flood risk. For further information relating to the Register of Title please get in touch with the agent.

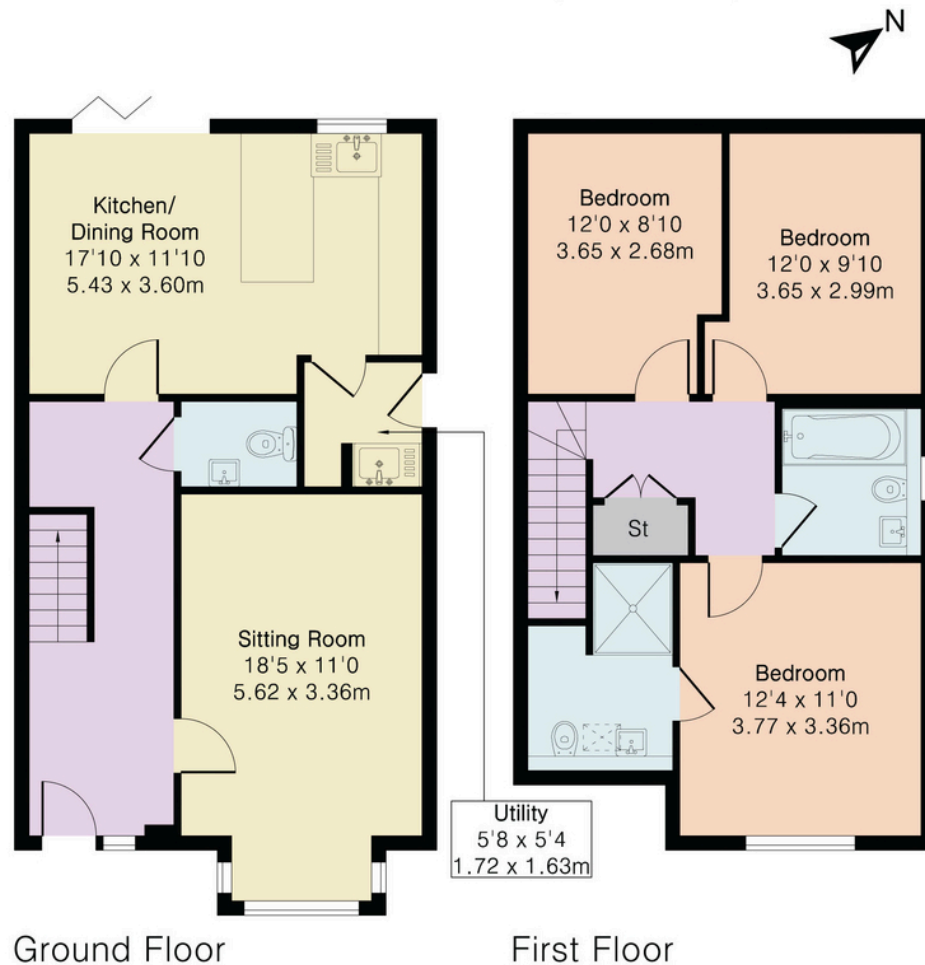
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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).



Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 547 sq ft – 51 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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