



12 Hawthorn Place, Didcot, OX11 6BF
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located at the end of a quiet cul-de-sac is this three bedroom detached house on the Great Western Park development, being sold with no onward chain.

A well-presented three-bedroom detached home, built by Taylor Wimpey, offering bright and modern accommodation.

The ground floor comprises a bright living room, kitchen/diner, and downstairs WC. Upstairs, there are three good-sized bedrooms, including a main bedroom with en-suite, along with a modern family bathroom.

Outside, the property benefits from a garage, driveway parking and a neatly maintained, low-maintenance garden.

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers with the possible exception of three network are available at this postcode. The government portal highlights this as a very low risk/unlikely area for surface water flooding. Details of any covenants or easements are available on request from the estate agent.



Key Features

- Being sold with no onward chain.
- Private parking with garage.
- Located within a quiet cul-de-sac.
- En-suite in master bedroom.
- EPC Rating: C
- Council Tax Band: D

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with a 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 from Didcot Parkway (approx. 40 minutes).



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.

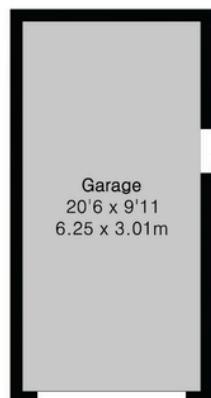
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 882 sq ft - 82 sq m (Excluding Garage)

Ground Floor Area 441 sq ft - 41 sq m

First Floor Area 441 sq ft - 41 sq m

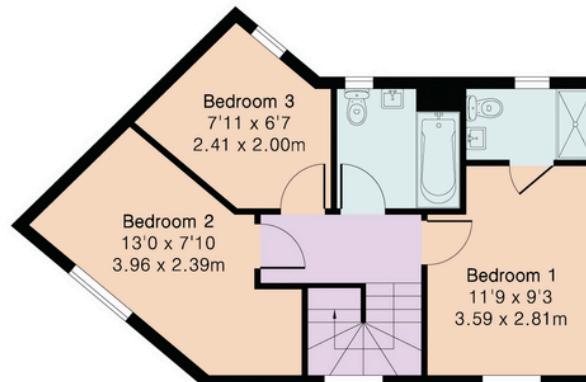
Garage Area 203 sq ft - 19 sq m



Garage



Ground Floor



First Floor



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.



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk