



Haydon Road, Didcot, OX11 7JA

£585,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

We are delighted to bring to the market this wonderfully presented four bedroom house, located within a 4 minute walk to Didcot train station.

New to the market for the first time in over 20 years, is this spacious family home situated within the popular Haydon Road.

After constant improvements since ownership, the house comprises; large reception room, open plan kitchen/dining area with doors leading to a lovely decking area in the garden, as well as a separate utility room on the ground floor.

Moving to the first floor, you are greeted with an impressive master bedroom, offering a modern en-suite. Further to this, there are two double bedrooms, a large single bedroom and a family bathroom.

Externally, the garden stretches to just under 100 feet and is facing East. The garden has a great decking area with outdoor seating, the rest is grass area with a shed to the rear of the garden. There is also a garage and driveway parking for several cars.





Key Features

- 4 minute walk to Didcot train station.
- Off street parking for several cars.
- Large master bedroom with an en-suite.
- Large East facing garden.
- 4 bedroom family home, centrally located within Didcot.
- Plenty of storage space, including larder in utility room.
- Large garage.
- EPC Rating C
- Council Tax Band D





The Location

Haydon Road is a sought-after and highly convenient location made up of a variety of well-spaced, mature properties, ideally located for access to the town's principal shopping and leisure facilities.

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.

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

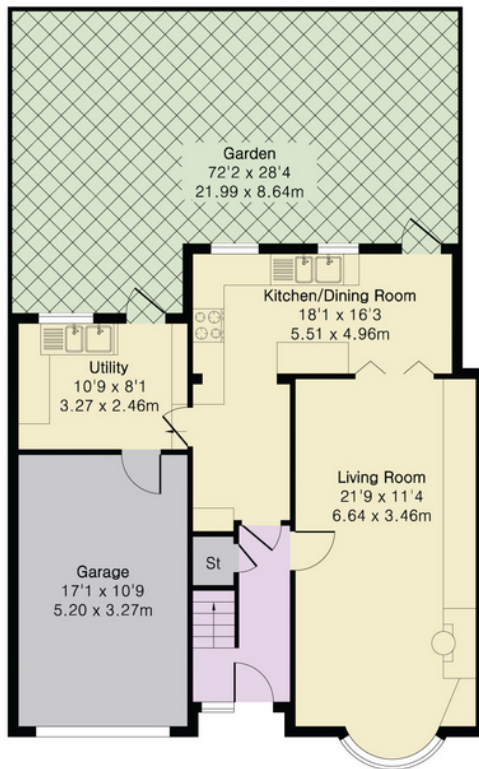
According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.



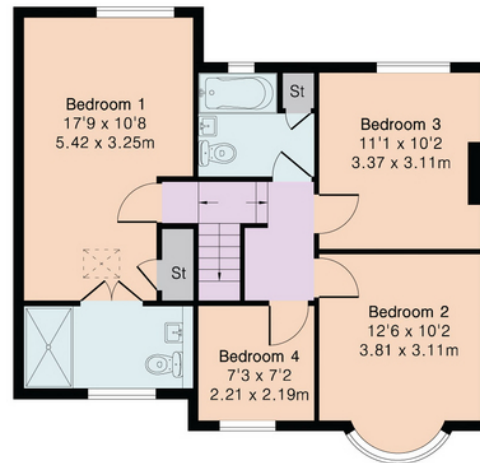
**Approximate Gross Internal Area 1442 sq ft - 134 sq m
(Including Garage)**

Ground Floor Area 791 sq ft – 74 sq m

First Floor Area 651 sq ft – 60 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