



5 Streamway Close, Harwell, OX11 0FY  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A very well presented three bedroom, three-storey semi-detached home with two bathrooms, particularly spacious bedrooms and garage; located in a desirable position on the Alder View development in the desirable village of Harwell.

The ground floor accommodation comprises of an entrance hall, cloakroom and lounge-diner. On the first floor there is a main bathroom, a large double bedroom with sharps fitted wardrobes and a single bedroom. On the second floor there is a statement master suite with vaulted ceiling, sharps fitted wardrobes, and an en-suite shower room.

To the rear of the property there is a landscaped garden with patio, boarders, and side access. Finally, to the side; there is driveway parking leading to a garage with up and over door.

Some material information to note:

Tenure - Freehold

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

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))

Mobile Coverage - according to Ofcom, there is good coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a low water flood risk. Current residents of this development pay a yearly management estate charge of approximately £300 to Remus. For further information relating to the Register of Title then please contact the estate agent.

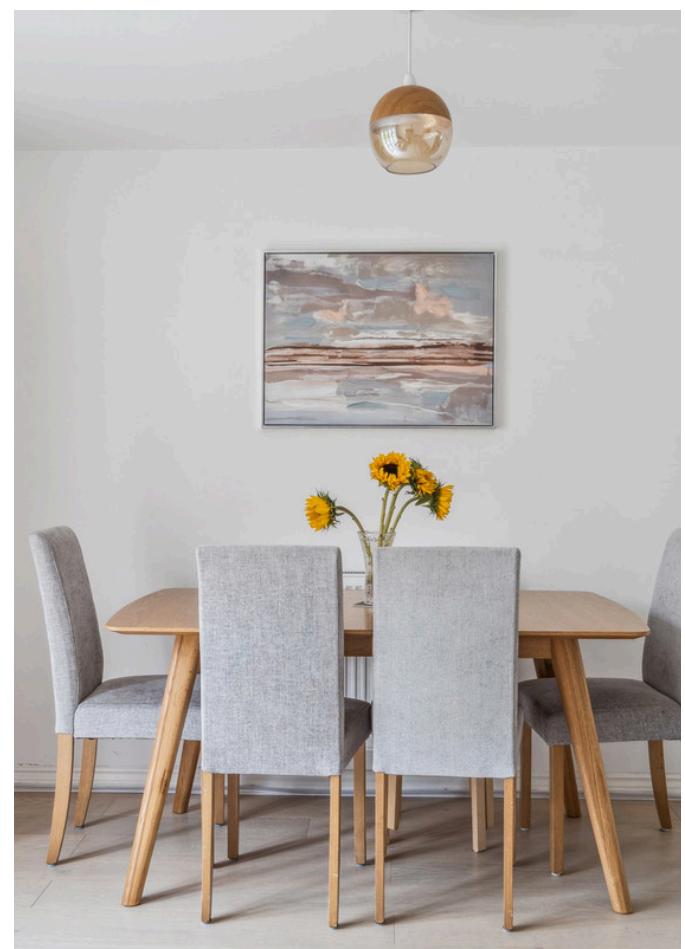


## Key Features

- Three bedroom, three storey semi-detached home
- Impressive master and guest bedrooms
- Driveway parking and garage
- Particularly desirable position on the Alder View development
- Fitted Sharps wardrobes
- Family bathroom and en-suite
- Landscaped garden
- EPC Rating B
- Council Tax C

## The Location

Harwell is a conveniently placed Oxfordshire village with local school, butchers and village store, together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.



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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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