



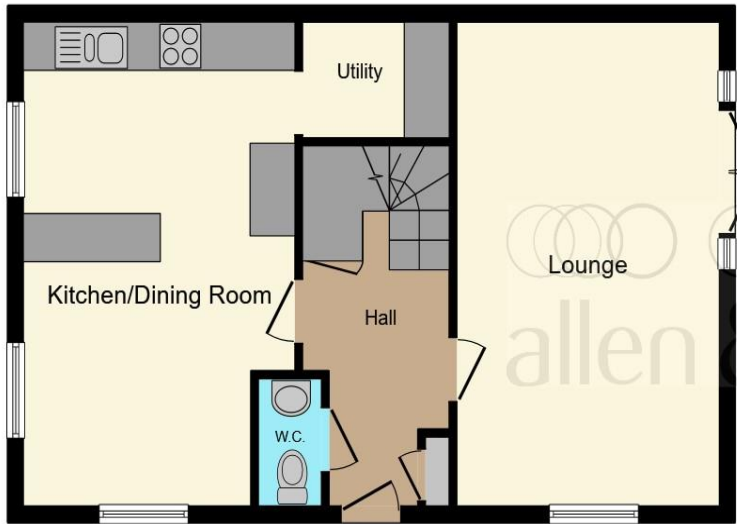
Linnet Grove, Didcot, OX11 6HZ

Welcome to

Linnet Grove, Didcot

Allen & Harris are pleased to offer this well presented four bedroom detached property with views overlooking open countryside. In brief the ground floor of the property comprises entrance hall and cloakroom, living room with French doors to the rear garden and a kitchen dining room with utility room. To the first floor there are four bedrooms with en-suite to the master bedroom and a family bathroom. Outside there is a lawned front garden with pathway to front door, side access to the rear garden which is laid to lawn with flower and shrub borders. The property provides off-road parking for up to five cars, and a garage. Internal viewings recommended.





Ground Floor



First Floor

Entrance Hall

Downstairs WC

Lounge

19' 8" max x 11' 3" max (5.99m max x 3.43m max)

Kitchen / Diner

19' 8" max x 11' 8" max (5.99m max x 3.56m max)

Utility

6' 6" max x 4' 8" max (1.98m max x 1.42m max)

Bedroom One

11' 6" max x 11' 1" max (3.51m max x 3.38m max)

En-Suite

Bedroom Two

11' 11" max x 9' 8" max (3.63m max x 2.95m max)

Bedroom Three

9' 11" max x 9' 7" max (3.02m max x 2.92m max)

Bedroom Four

10' max x 8' 3" max (3.05m max x 2.51m max)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Linnet Grove, Didcot

- Detached House
- Four Bedrooms
- En-suite to Master Bedroom
- Kitchen Dining Room
- Living Room

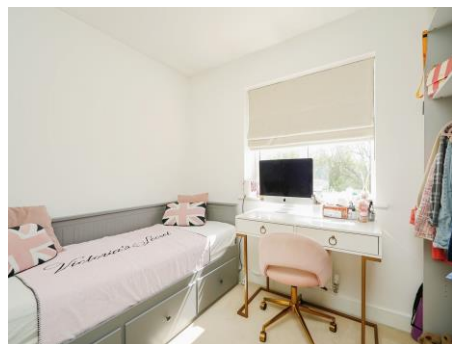
Tenure: Freehold EPC Rating: B

offers in excess of

£525,000

Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID105862



Property Ref:
DID105862 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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