



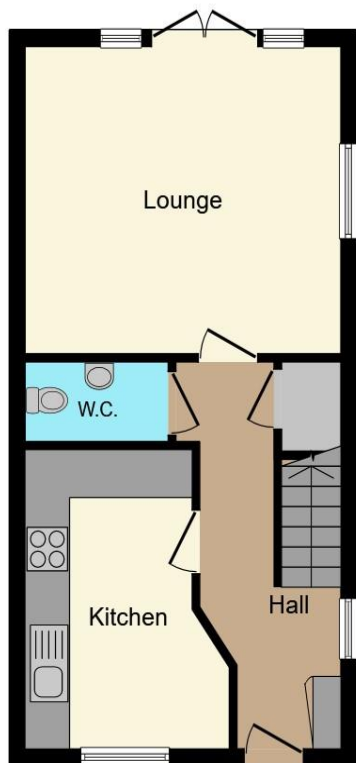
**Tom Gaughan Way, Didcot, OX11 6JD**

## ***Welcome to***

### **Tom Gaughan Way, Didcot**

Allen & Harris are pleased to offer this four-bedroom property arranged over three floors. Situated in the Brunel Rise development forming part of Great Western Park, the property on the ground floor comprises entrance hall, modern fitted kitchen with fully integrated appliances, cloakroom and living room with French doors to the rear garden. To the first floor there are two bedrooms and a family bathroom, whilst the second floor provides two further bedrooms and a separate shower room. There is an enclosed garden to the rear with paved patio area lawn, and rear access gate leading to the driveway and detached garage. Internal viewings are recommended.

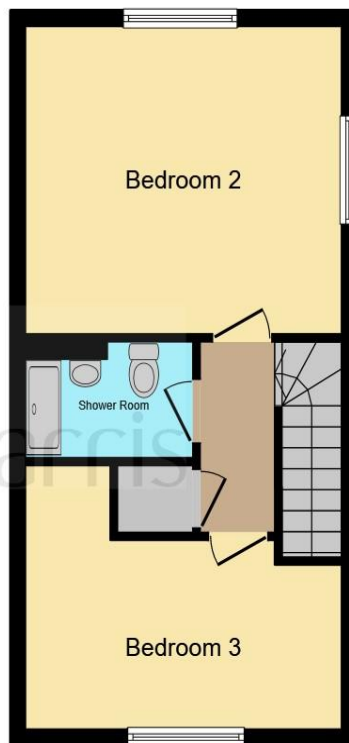




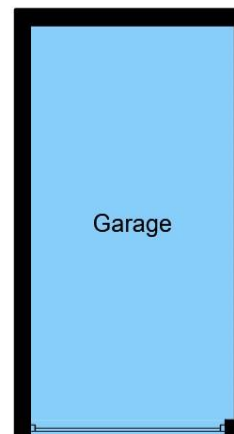
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Entrance Hall**

**Downstairs WC**

**Lounge**

14' x 12' 7" ( 4.27m x 3.84m )

**Kitchen**

12' 4" x 8' 11" narrowing to 7'4 ( 3.76m x 2.72m narrowing to 7'4 )

**Bedroom One**

14' x 12' 7" ( 4.27m x 3.84m )

**Bedroom Two**

14' x 12' 7" ( 4.27m x 3.84m )

**Bedroom Three**

13' 11" x 10' 11" narrowing to 6'3 ( 4.24m x 3.33m narrowing to 6'3 )

**Bedroom Four**

9' 7" x 7' 2" ( 2.92m x 2.18m )

**Bathroom**

**Shower Room**

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](http://www.focalagent.com)

## Welcome to

### Tom Gaughan Way, Didcot

- Four Bedrooms
- Three Storey Living
- Driveway & Garage
- Living Room
- Kitchen

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£440,000**



## 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/DID106472](https://allenandharris.co.uk/Property/DID106472)



Property Ref:  
DID106472 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11  
8RQ



**[allenandharris.co.uk](https://allenandharris.co.uk)**