



Haydon Road, Didcot, OX11 7JA

Welcome to Haydon Road, Didcot

Alen & Harris are pleased to offer this three bedroom semi-detached property with no onward chain. In brief the ground floor accommodation comprises entrance hall with stairs to first floor, two separate reception rooms, kitchen with access to the utility room. There is a ground floor shower room and internal access to the garage. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a driveway providing off-road parking, a garage with up and over door. To the rear is an established rear garden with patio area, remainder laid to lawn with flower and shrub borders. Internal viewings are recommended.

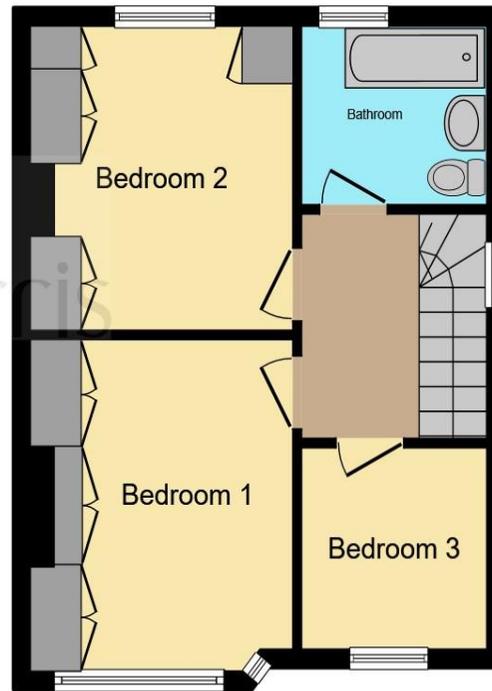
The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent 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, gyms, restaurants and a Cineworld cinema, as well as a local Arts and Drama centre and various superstores including a Sainsburys and Aldi.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





Ground Floor



First Floor

Entrance Hall

Shower Room

Study/ Playroom

11' 3" into chimney recess x 9' 9" plus the bay (3.43m into chimney recess x 2.97m plus the bay)

Living Dining

20' 5" max x 17' 5" max (6.22m max x 5.31m max)

Kitchen

8' 8" x 8' (2.64m x 2.44m)

Utility Room

9' 6" x 7' 11" (2.90m x 2.41m)

Landing

Bedroom One

11' 10" to bay x 8' 3" to built in wardrobe (3.61m to bay x 2.51m to built in wardrobe)

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

Bedroom Three

7' 3" x 7' 2" (2.21m x 2.18m)

Bathroom

Rear Garden

Garage

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

Haydon Road, Didcot

- No Onward Chain
- Semi Detached House
- Three Bedrooms
- Driveway & Garage
- Utility Room

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

£450,000



view this property online [allenandharris.co.uk/Property/DID106508](https://www.allenandharris.co.uk/Property/DID106508)

Please note the marker reflects the
postcode not the actual property



Property Ref:
DID106508 - 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.


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