



**Haydon Road, Didcot, OX11 7JA**



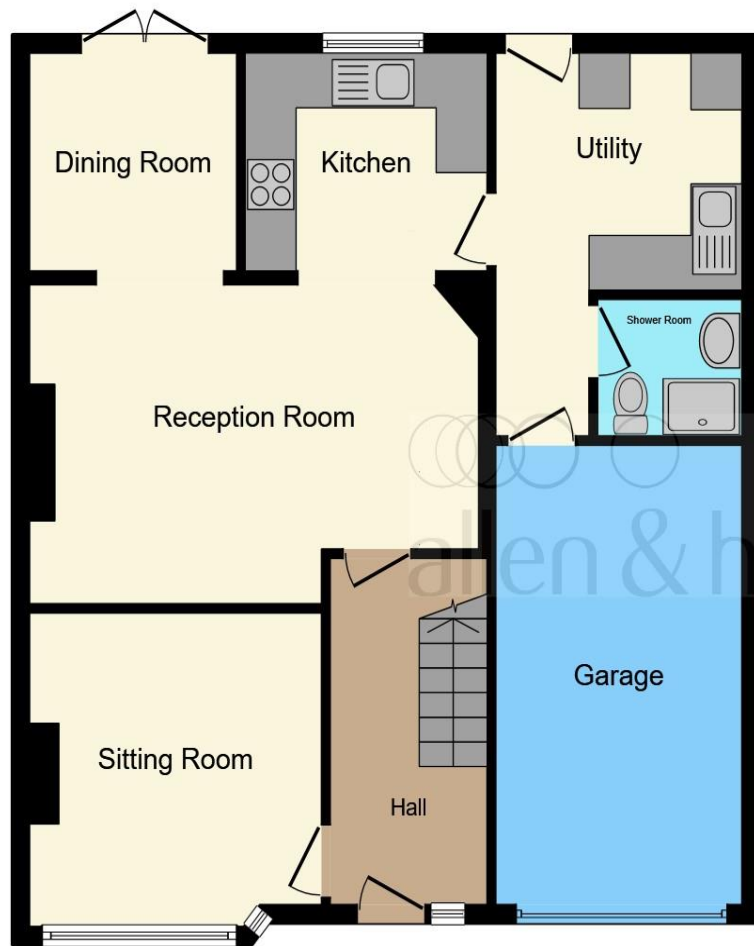
## **Welcome to Haydon Road, Didcot**

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.

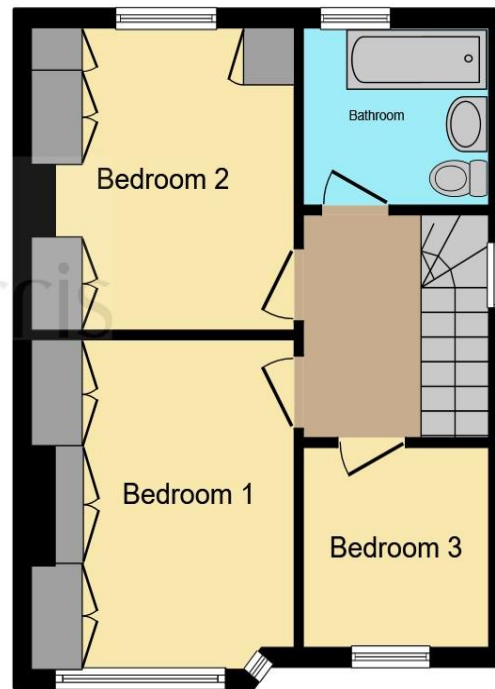
The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent 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](http://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**



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Property Ref:  
DID106508 - 0004

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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.

Please note the marker reflects the  
postcode not the actual property

  
**allen & harris**



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