



Moreton Road, Aston Upthorpe, Didcot, OX11 9EP

welcome to

Moreton Road, Aston Upthorpe, Didcot

Allen & Harris are pleased to offer this semi detached family home located in the desirable village of Aston Upthorpe. The ground floor accommodation has been extended and offers entrance porch and hallway, living room with wood burning stove, modern kitchen dining family room with French doors onto the rear garden, cloakroom and laundry room with further access to the rear. To the first floor there are three bedrooms and a family bathroom with separate bath and shower cubicle. Outside there is an established front garden, with side access into a rear garden which is fully enclosed lawned garden with raised flower beds, patio entertaining area, detached home office/gym, and rear access gate to driveway parking for several cars and a detached garage with a separate room which could be used as a further home office if required. Viewings are highly recommended.

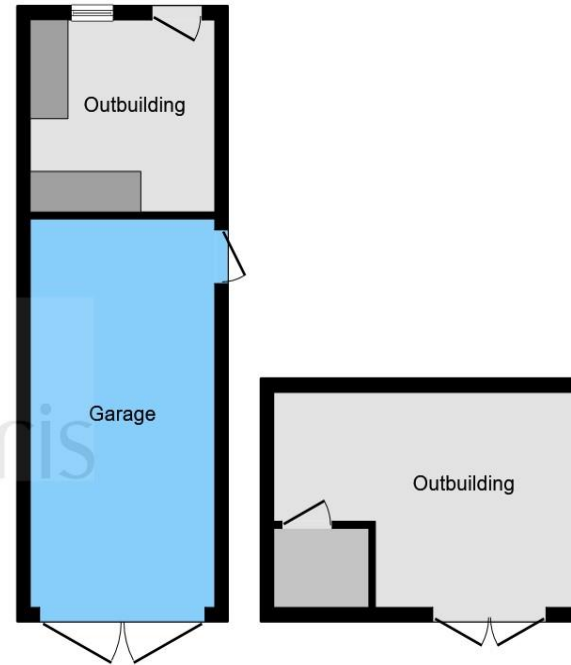




Ground Floor



First Floor



Outbuilding

Entrance Hall

Downstairs Cloakroom

Lounge

12' 4" in chimney recess x 11' 2" (3.76m in chimney recess x 3.40m)

Kitchen

19' 6" x 8' 4" (5.94m x 2.54m)

Utility Room

Bedroom One

10' 10" min x 9' 8" min (3.30m min x 2.95m min)

Bedroom Two

9' 7" min x 8' 6" max to door 11'5 (2.92m min x 2.59m max to door 11'5)

Bedroom Three

8' 9" x 7' 10" (2.67m x 2.39m)

Bathroom

Home Office / Gym

15' 8" x 10' 5" (4.78m x 3.17m)

Garage

18' 10" x 9' 8" (5.74m x 2.95m)

Store Room

9' 4" x 9' 3" (2.84m x 2.82m)

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

Moreton Road, Aston Upthorpe, Didcot

- Three Bedrooms
- Garage & Driveway Parking to Rear
- Home Office / Gym
- Extended Kitchen Dining Family Room
- Desirable Village Location

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

£580,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106561



Property Ref:
DID106561 - 0003

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.

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allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11
8RQ



allenandharris.co.uk