



27 Bramble Lane  
Harwell, Oxfordshire, OX11 6ET



JAMESGESNER  
- ESTATE AGENTS -



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Oxfordshire  
OX11 6ET**

**OIEO £375,000 FREEHOLD**



Situated within this sought after location on the development is this three bedroom semi detached house, built in 2016. The property is beautifully presented with the added advantage of the converted garage to provide a good sized home office.

Accommodation comprises; entrance hallway, lounge, 15'5 kitchen/diner with French doors to the rear garden and integrated appliances, cloakroom, three bedrooms with an en-suite to the master and a family bathroom.

To the front of the property there is a driveway leading to a converted garage with storage, up and over door and 3 pin charging point. The rear garden is enclosed with a patio area, lawn and a purpose built shelter with lighting and electric points. This property is still under NHBC guarantee.

With a bright and exciting future, including everything you could possibly need for today's busy family lifestyles, Great Western Park near Didcot is a fantastic place to put down roots. Perfectly placed on the outskirts of Didcot and within walking distance of Didcot Primary Academy school.



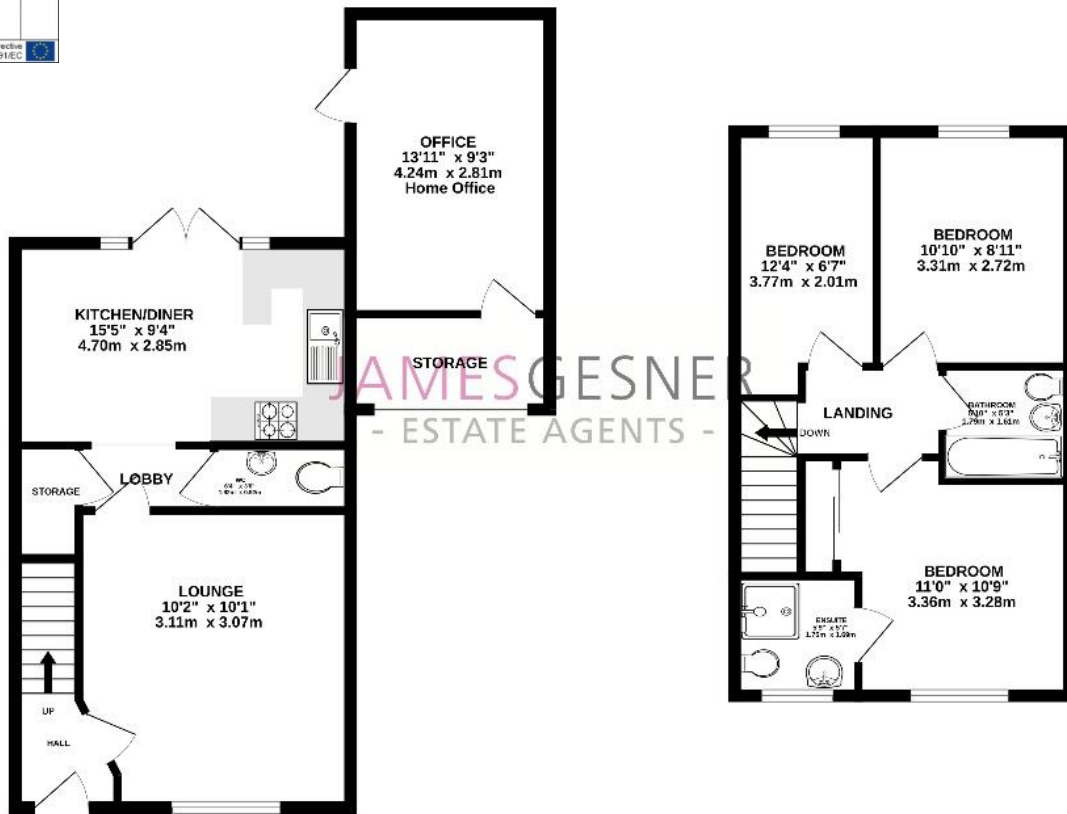
This is an exciting new community with excellent transport links, this ideal place to call home is just 10 miles south of the historic university city of Oxford. Didcot owes its importance today to its excellent transport links, with the town now designated as one of the three major growth areas in Oxfordshire. Didcot Parkway connects directly to Oxford c.12 minutes, Reading c.15 minutes and London Paddington in under an hour.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	96
(84-91) <b>B</b>	
(75-83) <b>C</b>	
(69-74) <b>D</b>	
(63-68) <b>E</b>	
(55-62) <b>F</b>	
(47-54) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, thickness, mastic and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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