



Oliver  
James



# Crispin Place,

Harwell, Nr Didcot,

OX11 0FX

**£389,950**

## Description

Located on the desirable Alder View development in Harwell village is this exceptionally well-presented three bedroom semi-detached house with numerous upgrades from the builder.

The property has a stylish kitchen-diner across the rear of the house with integrated appliances and plinth lighting and French doors leading directly into the garden along with a sitting room and cloakroom on the ground floor. On the first floor there are three bedrooms with the main bedroom featuring an en-suite shower room and excellent built-in storage plus a contemporary bathroom.

Central heating is gas to radiators and the property is double glazed.

Outside the property features a good sized single garage immediately to the side with a double length driveway for parking. The pretty rear garden is enclosed with side pedestrian access and features two large patio areas and well stocked borders full of colour and raised bed planting.





### Location

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store. The village gives excellent access to the A34 which in turn lead to the M4 and M40 motorways.

The town of Didcot is about two and a half miles away and provides fast and regular rail service to London Paddington in approximately 35 minutes, as well as having comprehensive shopping and leisure and sporting facilities.

Close by are two farm shops, one with tea rooms and open 7 days a week.

### Agents Notes

The property is freehold and has an estate management charge of £248 per annum.

Mains services are connected including gas, drainage, water and electricity.

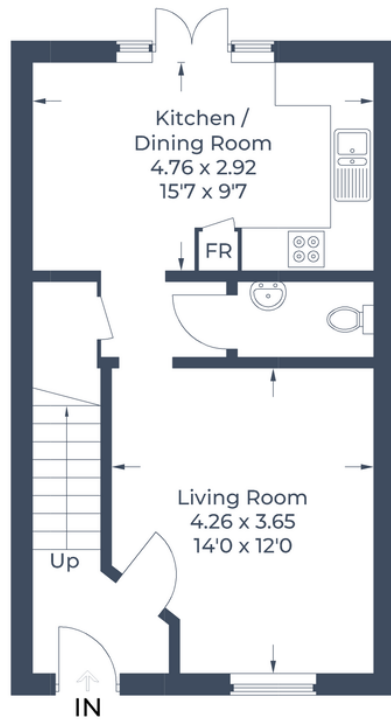
The EPC rating is B and the Council Tax is band C with the Vale of White Horse DC.

The property has not flooded in the last 5 years.

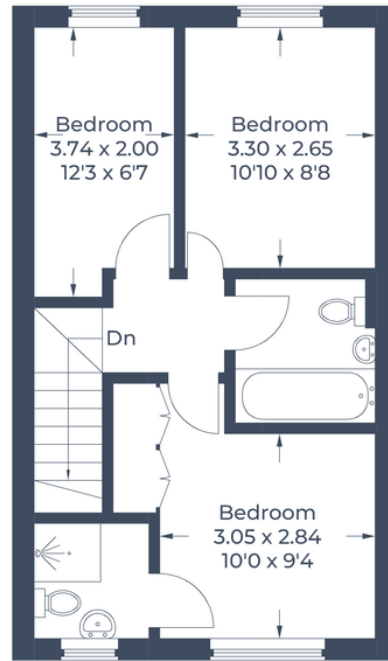




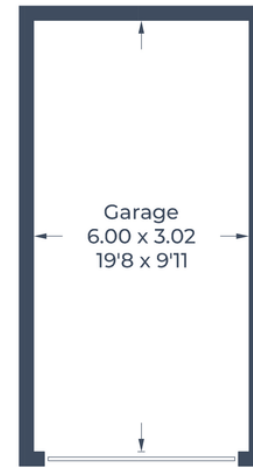
Approximate Gross Internal Area  
Ground Floor = 40.7 sq m / 438 sq ft  
First Floor = 40.4 sq m / 435 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Total = 99.1 sq m / 1,067 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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