

North Drive, Harwell, OX11 0PE

£370,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS





# The Property

Offering a wealth of history and character is this extended four-bedroom end of terrace family home located on the popular North Drive development.

Originally dating back pre-second world war and acting as marriage quarters for the RAF Harwell personnel. In recent years 40 North Drive has benefitted from a two storey extension to the side adding ample ground and first floor accommodation, as well as a loft conversion to create a master double bedroom on the second floor.

Outlooking onto a pretty tree line and offering a private lawned garden to the rear, its ground floor accommodation comprises of entrance hall, family sitting room and a stylish open plan kitchen/dining room spanning the entire width of the rear of the property, accompanied by a utility room and a cloakroom.

On the first floor are three bedrooms, study and modern family bathroom. A staircase leads to the principle bedroom on the top floor, which benefits from its own en-suite bathroom.

North Drive offers residential parking to the rear in abundance with direct gated rear access on to the closed board fenced garden, however there is also a side passage leading to the property's frontage.











## Key Features

- Stylishly renovated and open plan kitchen dining room with contemporary panelling as well as integrated kitchen appliances
- Landscaped rear garden with extended shaped patio, lawn and large timber shed
- W/C to the ground floor along with utility
- En-suite shower room to the principle bedroom to the top floor
- Immaculately presented and redecorated in the last few years
- Three double bedrooms
- Two storey extension to the side and loft conversion, significantly expanding the total accommodation
- Within walking distance to the sought after Chilton Primary School, Dish outdoor food court and newly renovated The Crown pub in the hear of the original village
- EPC Rating: C
- Council Tax: B







# The Location

The property is well placed for easy access to Harwell Science Park and the A34. Didcot is just five miles away and offers exclusive shopping and leisure facilities and a fast connection to London from Didcot Parkway (circa 40 mins)

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, electricity and drainaige. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls. The government portal generally highlights this postcode has no risk for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Please be advised there is an estate management charge associated to North Drive which is payable to North Drive Management Company.

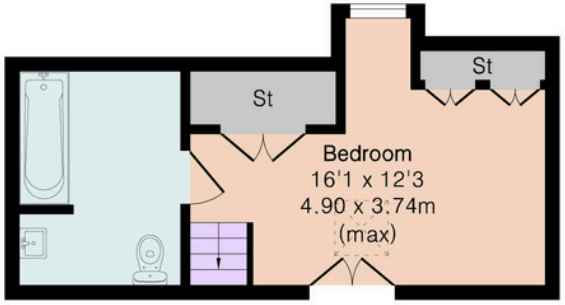
## Approximate Gross Internal Area 1244 sq ft - 115 sq m

Ground Floor Area 497 sq ft – 46 sq m

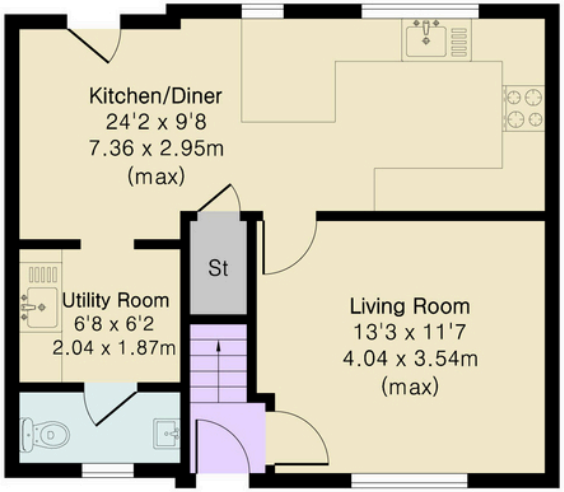
First Floor Area 497 sq ft – 46 sq m

Second Floor Area 250 sq ft – 23 sq m

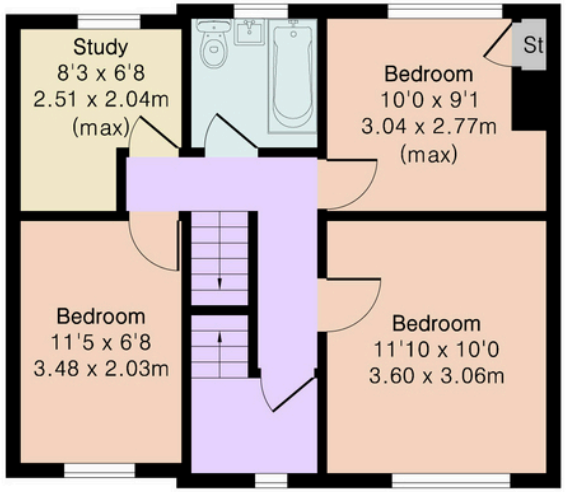
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Second Floor




Ground Floor




First Floor

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