



4 North Bush Furlong, Didcot, OX11 9DY

Guide Price £500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in North Bush Furlong and being sold with no onward chain, this four-bedroom detached property offers generous space throughout and would make a great family home. On the ground floor, there is a sitting room and a separate dining room, with doors leading out to the east-facing rear garden. The kitchen is well laid out and is supported by a separate utility room, with a downstairs WC also located off the hallway.

Upstairs, there are four double bedrooms. The main bedroom benefits from its own en-suite, while the remaining rooms are served by a family bathroom. Externally, the property offers driveway parking and a garage, along with an enclosed east facing rear garden.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is standard to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. Please be aware that a new housing development is under construction behind the property. 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.





## Key Features

- Being sold with no onward chain
- Four-bedroom detached home in North Bush Furlong
- Kitchen with separate utility room
- Garage and off-road parking
- East-facing enclosed rear garden
- EPC Rating: C
- Council Tax: D

## The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

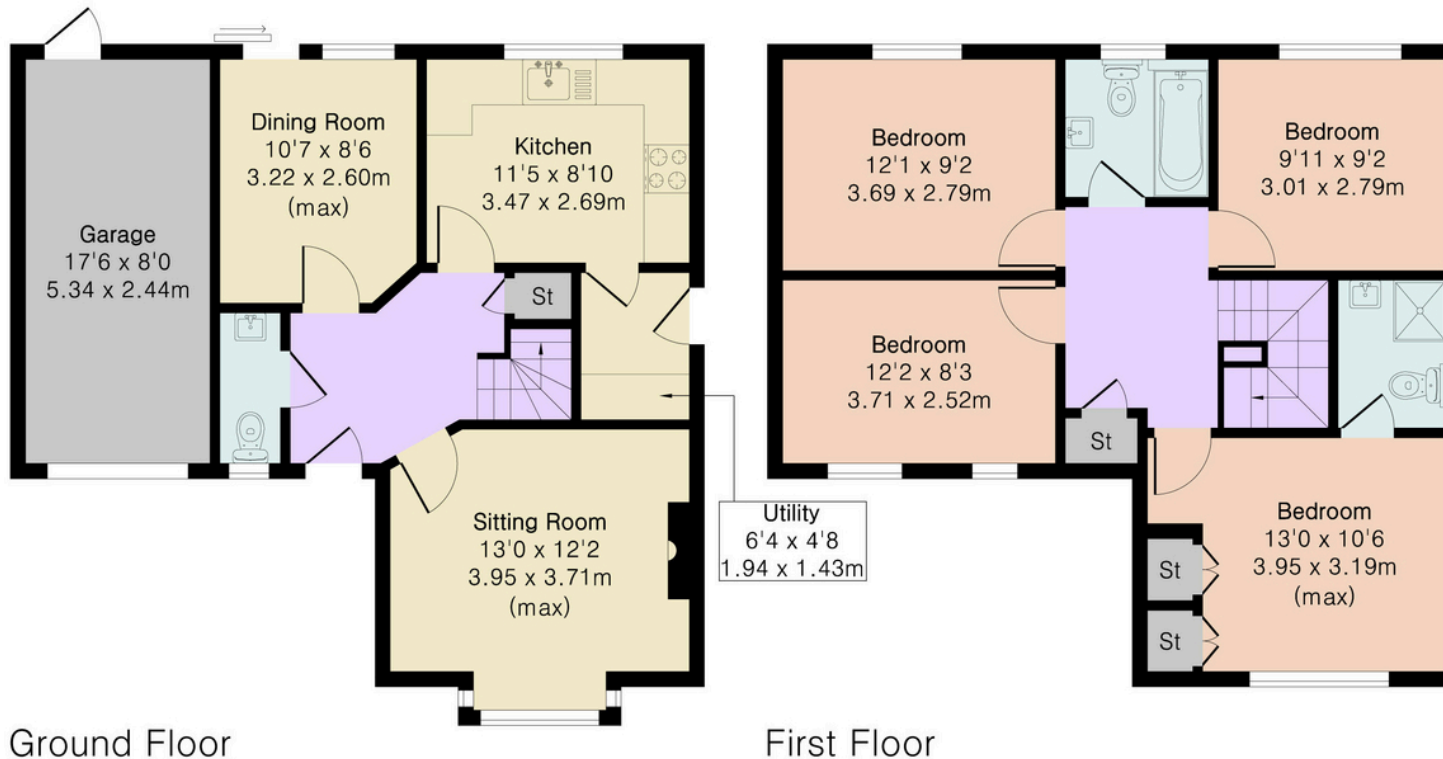
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1104 sq ft - 103 sq m

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 621 sq ft – 58 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

