



Reed Street, Didcot, OX11 6FL

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



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IS A WAY OF LIFE
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IN LIFE ARE FREE



The Property

Situated on the popular Brunel Rise development is this immaculately kept and well presented four bedroom detached family home.

This attractive four-bedroom detached family home was built by Miller Homes in 2018 and has been well maintained by the current owners, who have also carried out a number of quality internal upgrades.

The accommodation is arranged over two floors and includes an entrance hall, downstairs cloakroom, living room with UPVC French doors opening onto the rear garden and a spacious kitchen/dining room with ample space for family living and entertaining.

On the first floor are four well-proportioned bedrooms, including the principal bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys a landscaped rear garden, driveway parking and a garage.





Key Features

- Four bedroom detached family house in desired location
- Sitting room with doors to garden
- Kitchen/dining room
- Ground floor cloakroom
- Principal bedroom with en-suite shower room
- Garage and driveway parking
- Council Tax Band: E
- EPC Rating: B



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre 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.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode 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.



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**Approximate Gross Internal Area 1150 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 575 sq ft – 53 sq m

Garage Area 211 sq ft – 20 sq m



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