



**Wynton Close, Harwell, Didcot, OX11 6FG**

## Welcome to

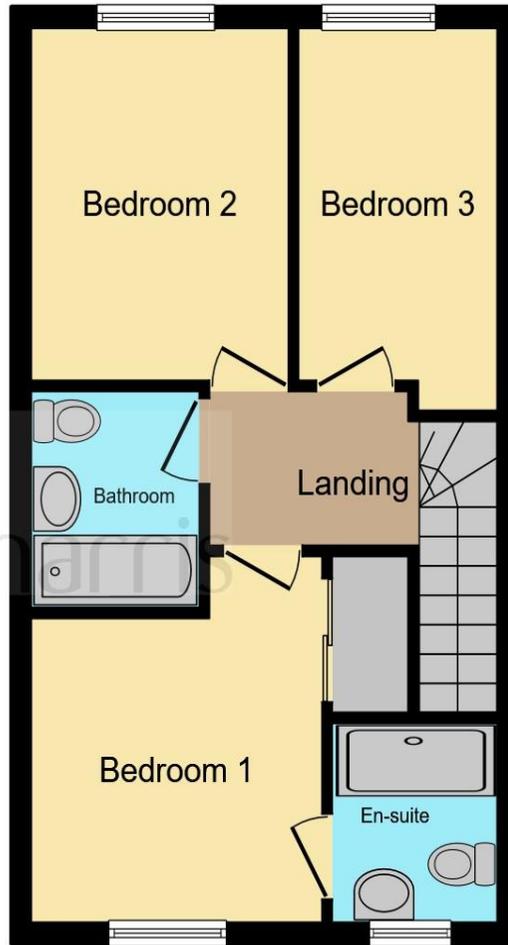
### Wynton Close, Harwell, Didcot

Allen & Harris are pleased to offer this three bedroom detached property with no onward chain. The property is situated on the highly regarded Brunel Rise development of Great Western Park with local amenities close-by and offers potential to extend subject to relevant planning consent. In brief the property comprises entrance hall with stairs to first floor, understairs storage cupboard and cloakroom. The kitchen is equipped with integrated dishwasher, fridge freezer, electric oven gas hob. The living dining room with access to a good size rear garden providing an excellent outdoor space. To the first floor there are three bedrooms with en-suite shower room to master bedroom and family bathroom. There is a front garden laid to lawn and gravel, driveway parking to side leading to a garage with up and over door, and side access leads to the rear garden. The rear garden is fully enclosed with patio and decked areas and a summer house/storage shed. Internal viewings are recommended. The property is located 0.2 miles from local Asda supermarket, approximately 1.7 miles from Didcot Parkway Railway Station, 0.4 miles from the local Primary school and 0.5 miles from Aureas Secondary School.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 6" x 11' 11" ( 4.72m x 3.63m )

**Kitchen**

11' 3" x 10' 2" narrowing to 8'4 ( 3.43m x 3.10m narrowing to 8'4 )

**Bedroom One**

11' 3" narrowing to 9'4 x 9' 7" ( 3.43m narrowing to 9'4 x 2.92m )

**Bedroom Two**

10' 9" x 8' 9" ( 3.28m x 2.67m )

**Bedroom Three**

11' 8" x 6' 7" ( 3.56m x 2.01m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Wynton Close, Harwell, Didcot

- Detached Property
- Three Bedrooms
- En-suite to Master Bedroom
- Living Dining Room
- Garage

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: C

offers over

# £415,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DID105532 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](https://allenandharris.co.uk)