



100 Park Road, Didcot, OX11 8QR
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A unique individual non-estate bungalow offering flexible family sized accommodation extended and improved to a high standard by the present owners.

This stylish property has been the subject of a comprehensive program of extension and updates over the last four years and now features an impressive kitchen/dining room, a sitting room with wood burner and 3/4 bedrooms, two of which have en suite's, and a private west facing garden.

Features include gas central heating, anthracite grey double glazed replacement windows and an impressive courtyard style block paved driveway to the front of the property.

The property is connected to mains gas, electricity, water and drainage. Driveway parking. Broadband - according to Ofcom, Ultrafast Broadband is available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) with possible exception of three. According GOV.UK Flood Risk, this property has a very low flood risk. For further information relating to the Register of Title please get in touch with the 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. We have not carried out a survey.



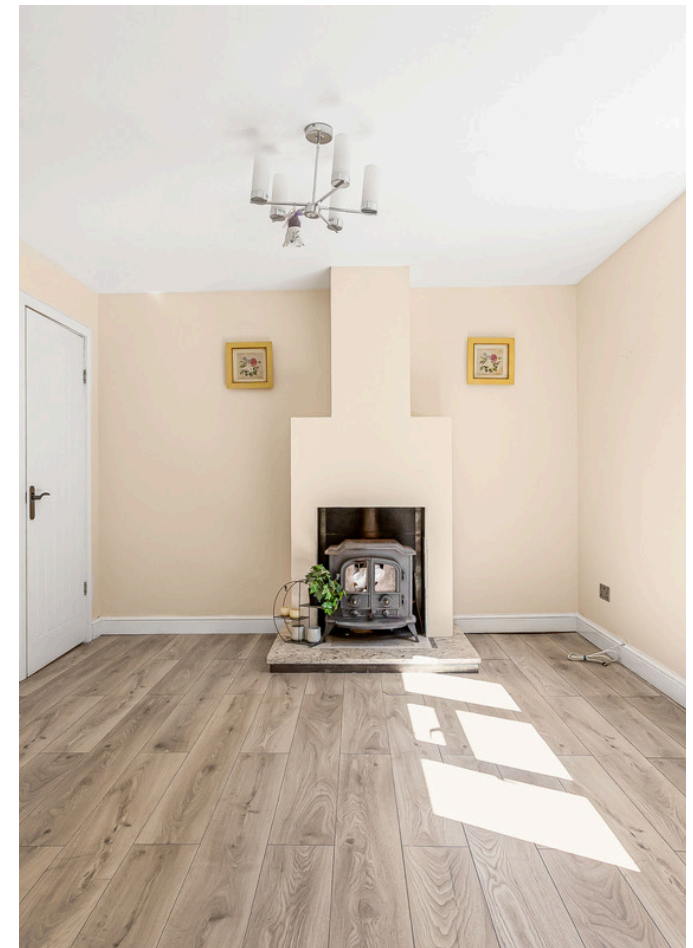


Key Features

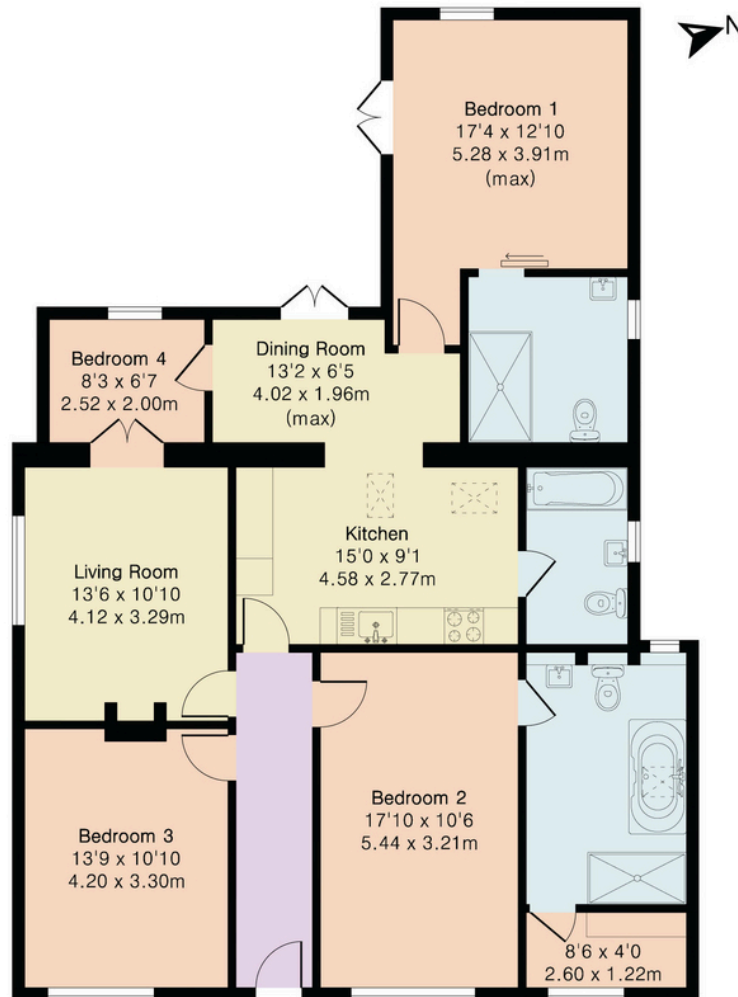
- Three/four bedrooms
- Three bathrooms (two en-suite)
- Sitting room with wood burner
- Generous kitchen/dining room
- West facing rear garden with patio and pergola
- Large block paved driveway
- Double glazed replacement windows
- Gas central heating
- Council Tax Band: C
- EPC Rating: D

The Location

Park Road is a popular location within the town made up of a wide variety of individual houses in bungalows of varying design. Local shops and schools are within quarter of a mile whilst the Orchard Centre and Didcot Parkway railway station are easily accessible less than 1 mile away.



Approximate Gross Internal Area 1388 sq ft - 129 sq m



Ground Floor

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.

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