



27 Larch Drive, Didcot, OX11 6DX  
Offers In The Region Of £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

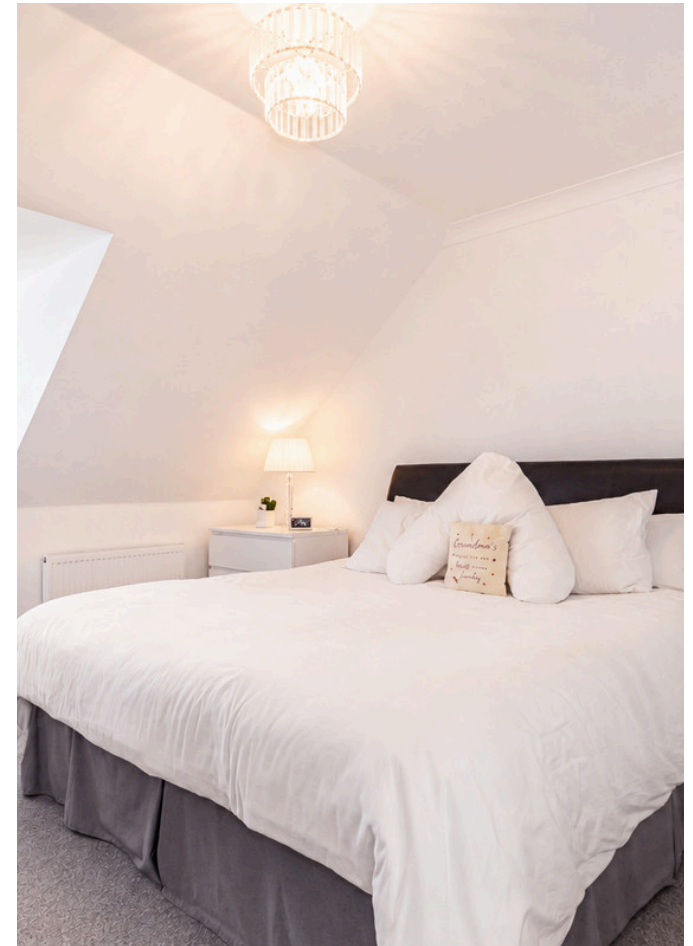
A stylishly renovated and immaculately presented three-bedroom semi-detached townhouse complete with single garage.

Located on the desirable Greenways development built by Bloor Homes in 2014, this beautifully presented home has benefitted from a number of improvements by the current owners throughout and is accompanied by a single garage with off street driveway parking located to the rear of the garden. The dwelling has its sizeable accommodation spread across three floors; its ground floors accommodation offers an entrance hall, family sitting room with bay window, open plan kitchen/dining room with refitted high spec Wren kitchen with quartz worktops & integrated appliances, and W/C. To the first floor is a modern family bathroom with four piece suite as well as two double bedrooms with both bedrooms having fitted wardrobes. Spanning the entire top floor is a master bedroom accompanied by an en-suite shower room with three piece suite, dressing area and fitted wardrobes.

Externally, the property has been tastefully landscaped to the rear via an extended patio and artificial lawn with gated rear access leading to the driveway.



The property is of a brick & tiled built construction. There is an estate charge payable every year to Meadfleet. The property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is superfast broadband available at the property. According to Ofcom, there is a good service on a range of mobile providers. According to GOV.UK Flood Risk this property is of a low flood risk. For any further information on the property then please contact the agent for further details.



## Key Features

- Fitted water softener
- Wooden shutters fitted throughout the majority of the property
- Refitted top spec Wren kitchen including WiFi connecting integrated appliances and fitted ovens with slide & hide doors
- Solid oak internal doors and hand rail
- Recarpeted and redecorated throughout
- Single garage and off street driveway parking
- New front and rear patio doors within the last year
- Gas centrally heated and UPVC double glazed throughout
- Council Tax: C

## The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

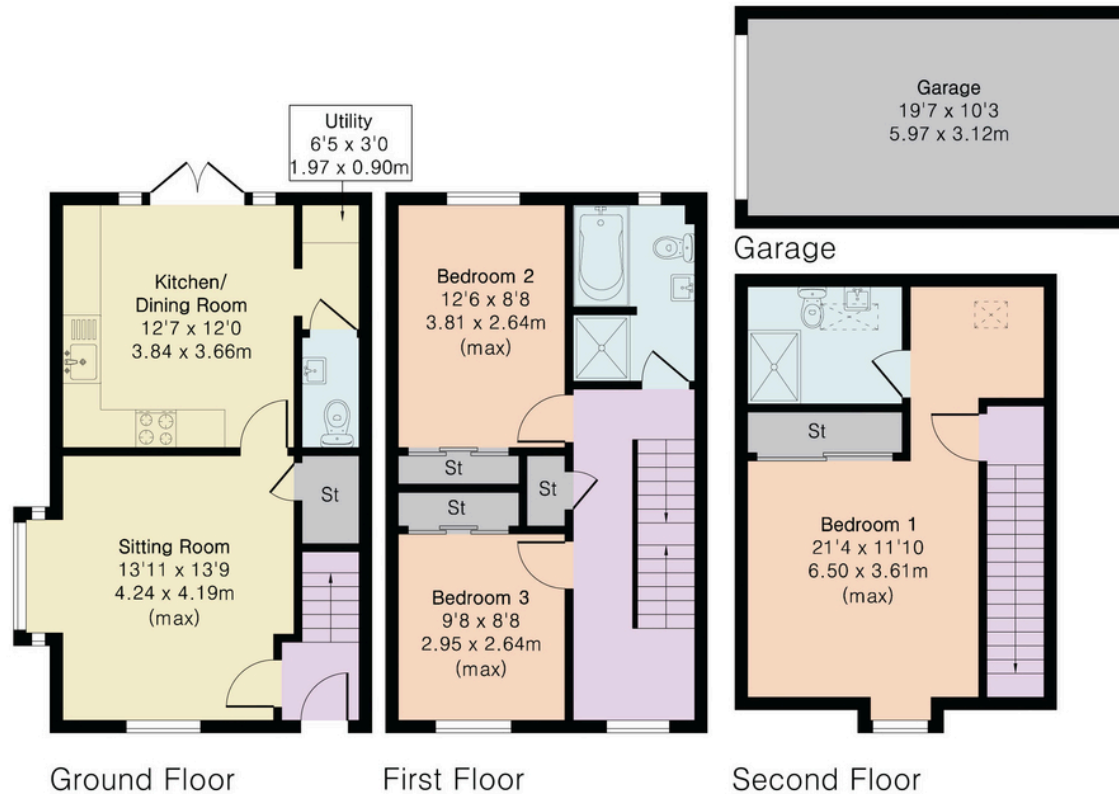
**Approximate Gross Internal Area 1167 sq ft - 108 sq m  
(Excluding Garage)**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 412 sq ft – 38 sq m

Second Floor Area 332 sq ft – 31 sq m

Garage Area 200 sq ft – 19 sq m



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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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