



Cottongrass Road, Didcot, OX11 6GF
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well presented three bedroom, three storey semi-detached house built to Taylor Wimpey's 'Crofton G' design offering a larger than average sized mature and pretty south facing rear garden.

The accommodation comprises of an entrance hallway, fully integrated kitchen with additional storage added, cloakroom and a generous sized living dining room with French doors out onto the garden.

On the first floor there are two bedrooms, both with built-in storage and a main bathroom. On the second floor there is an impressive principal double bedroom with en-suite shower room and built in wardrobes.

To the rear of the property is a larger than average sized pretty and landscaped south facing garden with patio area and raised flower beds with access into the garage, which has light and power. To the side there is driveway parking for two vehicles and EV charger point.

For the presentation size and position to be fully appreciated a viewing is highly recommended.





Key Features

- Three storey, three bedroom home built to Taylor Wimpey's 'Crofton G' design.
- Larger than average sized landscaped and pretty south facing rear garden.
- Impressive principal bedroom with en-suite shower room and built in wardrobes.
- Fully integrated kitchen.
- Driveway parking with garage.
- EV charger point.
- Situated to nearby amenities and bus routes.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C





The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre.

The town of 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:

Tenure - Freehold.

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there is good coverage with all phone providers and according to GOV.UK Flood risk, there is a very low risk of flooding. For any further information relating to 'The Register of Title' then please contact the estate agent.



**Approximate Gross Internal Area 1146 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m

Second Floor Area 286 sq ft – 27 sq m

Garage Area 208 sq ft – 19 sq m



Thomas Merrifield and their clients give notice that:

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