

Lydalls Road, Didcot, OX11 7DT

£589,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Located on the desirable Lydalls Road and located within short walking distance to Didcot Parkway Train Station is this extended & modern four-bedroom family home.

Offering enhanced living accommodation to the ground and first floor via a two and half storey extension to the side & rear, the property benefits from versatile accommodation with four receptions spaces, refitted kitchen with integrated appliances, newly added porch and W/C combined with utility room. A few features to the ground floor include wet system underfloor heating to all newly extended sections, wood burner to the original sitting room, access to the rear garden via the study and large dining room as well as integrated kitchen appliances including fridge/ freezer & dishwasher. To the first floor is a modern family bathroom as well four well proportioned bedrooms with an en-suite shower room off of one of the double bedrooms which boats dual aspect views.

Externally, the property benefits from off street driveway parking for multiple vehicles with steps leading up to a raised lawned area and footpath leading to the front door. To the rear of the property is a southerly facing garden which is predominantly laid to lawn with enclosed & mature shrub lined borders.







Key Features

- Extensive renovation and sizeable extensions undertaken by the current owner
- Log burner fitted to the original sitting room
- Underfloor heating to all extended section to the property on the ground floor
- Off street driveway parking
- En-suite shower room to one of the double bedrooms on the first floor
- Located 0.3mile walking distance to Didcot Parkway Train Station
- Mainline services to London Paddington within 40 minutes
- Council Tax Band: D







The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping centre called the Orchard Centre and The Core with 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.

Material Information

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low risk of flooding. 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 are not aware of any approved planning schemes that would negatively impact the property.

Approximate Gross Internal Area 1617 sq ft - 150 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 671 sq ft – 62 sq m



Ground Floor

First Floor

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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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