



1 Tom Gaughan Way, Didcot, OX11 6JD

Offers Over £485,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Offered to the market with no onward chain is this beautifully presented four bedroom detached family house over looking green space built to Taylor Wimpey's 'Kentdale' design.

The property comprises of, entrance hallway, cloakroom, a stylish and spacious kitchen diner with integrated appliances and utility area and a generous sized living room with French doors leading out onto the garden. On the first floor there are four bedrooms (three of which being double) with an en-suite shower room to the principal bedroom. Other benefits include driveway parking for two vehicles, a garage with light and power and a private rear garden.

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

Some material information to note:

Tenure: Freehold

The property is of a brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property.

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.





## Key Features

- Four bedroom detached family home built to Taylor Wimpey's 'Kentdale' design.
- Offered to the market with no onward chain.
- En-suite shower room to the principal bedroom.
- Stylish kitchen diner with fully integrated appliances and separate utility area.
- Driveway parking and garage with light and power.
- Overlooking green space on the popular Brunel Rise development.
- Tenure - Freehold.
- EPC Rating - B.
- Council Tax Band - E.

## The Location

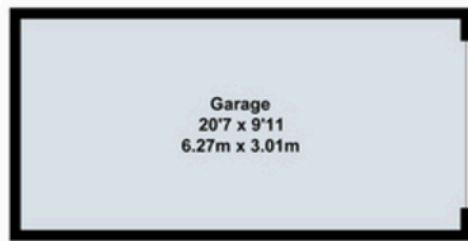
Didcot offers comprehensive leisure and sporting facilities for all ages, The Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



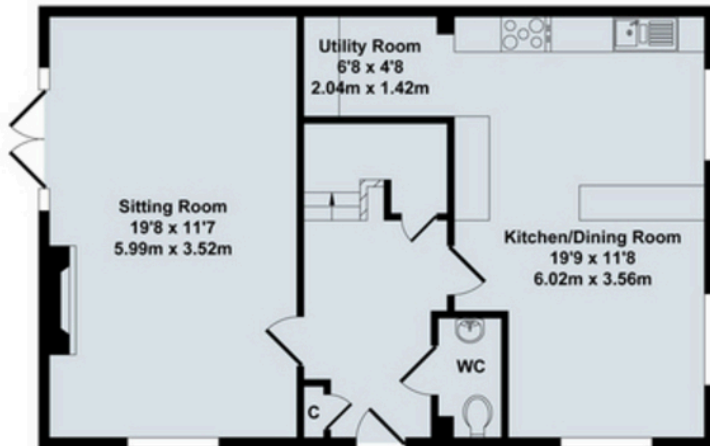
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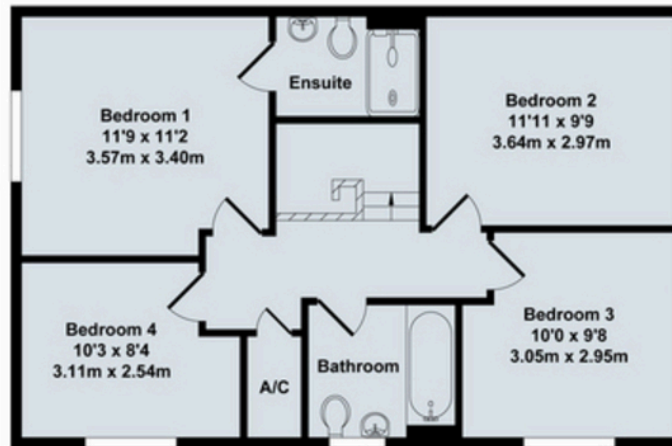
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Garage



Ground Floor



First Floor

Total Approx. Floor Area 1405 Sq.Ft. (130.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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