



16 Falcon Drive, Didcot, OX11 6HT
Guide Price £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on the popular Great Western Park development, this lovely three-bedroom detached home benefits from a number of upgrades added by the developer and is being sold with a closed onward chain.

The ground floor starts with an entrance hall with Amtico flooring, which continues throughout. The living room sits at the front of the property and offers a comfortable space, with handy storage under the stairs. There is also a downstairs cloakroom. To the rear, the kitchen/dining room offers plenty of space, modern high-gloss units and integrated appliances. French doors open out onto the west-facing garden, making it a great space.

Upstairs, the main bedroom benefits from its own en-suite shower room, alongside a second double bedroom, a single bedroom and a family bathroom with a shower over the bath.

Outside, the rear garden is west-facing and easy to maintain, while the detached garage and generous driveway provide plenty of parking.

Material Information

The property is Freehold, of brick-built construction and connected to mains gas, electricity, water and drainage. According to Ofcom, Ultrafast Broadband is available at the property, with good mobile coverage across all providers. According to the GOV.UK Flood Risk service, the property is situated within an area identified as having a very low risk of flooding. For further information relating to the Register of Title, including any applicable rights, restrictions, covenants or easements, please contact the estate agent.





Key Features

- Around 1000 sqft of living space.
- Three bedroom detached home.
- No onward chain!
- Parking for several cars as well as a garage.
- West facing rear garden.
- Open plan kitchen / dining area.
- Council Tax Band: D
- EPC Rating: B

The Location

Didcot offers comprehensive shopping, leisure and recreational facilities, with the Orchard Centre providing a wide selection of shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre. The town also benefits from a good selection of schools, sports facilities and green spaces.

For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 offers convenient access towards Oxford and connections with the M40 and M4.



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.

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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