



16 Cornflower Close, Didcot, OX11 6ES

£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on a cul-de-sac on the ever popular Great Western Park development is this well presented and extended three bedroom family home offered to the market with no onward chain.

Built to Taylor Wimpey's Flatford design the property comprises of, entrance hallway, kitchen, cloakroom and a now extended and spacious lounge diner with separate study and French doors leading out onto the garden.

On the first floor there are three bedrooms with an en-suite shower room to the principal bedroom and a family bathroom. Additional benefits include ample parking, garage with light and power with separate storage room and a well maintained south facing 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 connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast

Broadband are available (checker.ofcom.org.uk).

Mobile Coverage - according to Ofcom, there is a good coverage on

a range of providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk.

For any further information relating to the 'Register of Title' then please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Three bedroom extended family home built to Taylor Wimpey's 'Flatford' design.
- Garage with light and power and ample parking.
- Good sized south facing rear garden.
- En-suite shower room to the principal bedroom.
- Extended lounge diner.
- Tenure - Freehold.
- Council Tax Band - D.
- 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. 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.

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.

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.

Approximate Gross Internal Area
Ground Floor = 49.8 sq m / 536 sq ft
First Floor = 40.4 sq m / 435 sq ft
Garage = 19.3 sq m / 208 sq ft
Total = 109.5 sq m / 1179 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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