

Lydalls Road, Didcot, OX11 7DT

Guide Price £550,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Originally built in the 1950s, the property has been thoughtfully extended over the years while retaining many of the features that give it its character. These include a feature log burner set within a brick chimney surround, together with wooden flooring extending throughout much of the ground floor.

The property has been extended to the side over two storeys, providing additional accommodation across both floors, while a further extension to the rear has created a bright and useful conservatory.

The ground floor is arranged around a spacious entrance hall, with access to the main reception room, which features an open fireplace and wooden flooring. The kitchen is positioned alongside a separate dining room and has a utility area located just off it.

To the rear, the conservatory extends the living accommodation and overlooks the garden, creating a further room that can be used throughout the year.
A second reception room is also located on the ground floor and can be used as a double bedroom if required. A bathroom completes the ground floor accommodation.

The first floor comprises three double bedrooms, a fourth single bedroom and a family bathroom. The three double bedrooms provide generous bedroom accommodation, with the additional single bedroom suitable as a bedroom or study.







Key Features

- 4/5 bedroom detached family home located within a highly desired road.
- Situated 0.2miles away from Didcot Parkway.
- Well maintained rear garden stretching to around 80 feet.
- Off street parking for several cars as well as a front lawn.
- EPC Rating = D. Council tax = D.
- Extended with the potential to be extended further.







The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with 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 approx. 40 minutes.

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.

Approximate Gross Internal Area
Ground Floor = 84.0 sq m / 904 sq ft
First Floor = 60.0 sq m / 646 sq ft
Sheds = 10.1 sq m / 109 sq ft
Total = 154.1 sq m / 1,659 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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