



Kynaston Road, Didcot, OX11 8HA

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated on one of the town's more established residential roads, this well-presented three-bedroom semi-detached home benefits from a particularly generous south-facing rear garden extending to over 100ft.

The accommodation begins with an entrance porch leading into a spacious open-plan living and dining room, featuring double doors opening directly onto the rear garden. A conservatory provides additional reception space and also enjoys direct access to the garden through double doors. The property further benefits from a modern fitted kitchen with ample storage and worktop space.

To the first floor are two double bedrooms, a third bedroom currently suited as a home office or single bedroom, and a contemporary family bathroom fitted with a walk in shower.

Outside, the rear garden is a standout feature of the property. Extending to over 100ft in length and enjoying a southerly aspect, it offers a combination of patio and lawn areas, providing an excellent outdoor space for families, entertaining, or simply enjoying the sunshine.





## Key Features

- Being sold with no onward chain.
- South facing garden stretching in excess of 100 sqft.
- Private driveway with parking for several cars.
- Situated within old Didcot.
- Council Tax: C



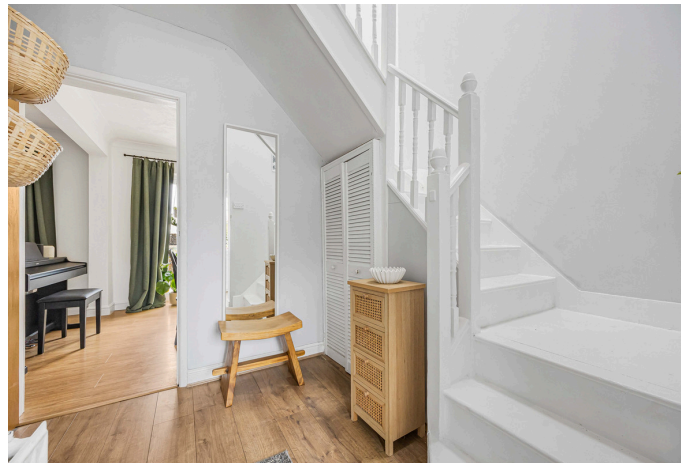
## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre 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).

Some material information to note:

Tenure - Freehold house.

The property has gas central heating and is connected to mains water, electricity and drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. According to GOV.UK the property is subject to low flood risk. 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 planning permissions in place which would negatively affect the property. Further information relating to 'The Register of Title' can be requested from the estate agent.



Thomas Merrifield and their clients give notice that:

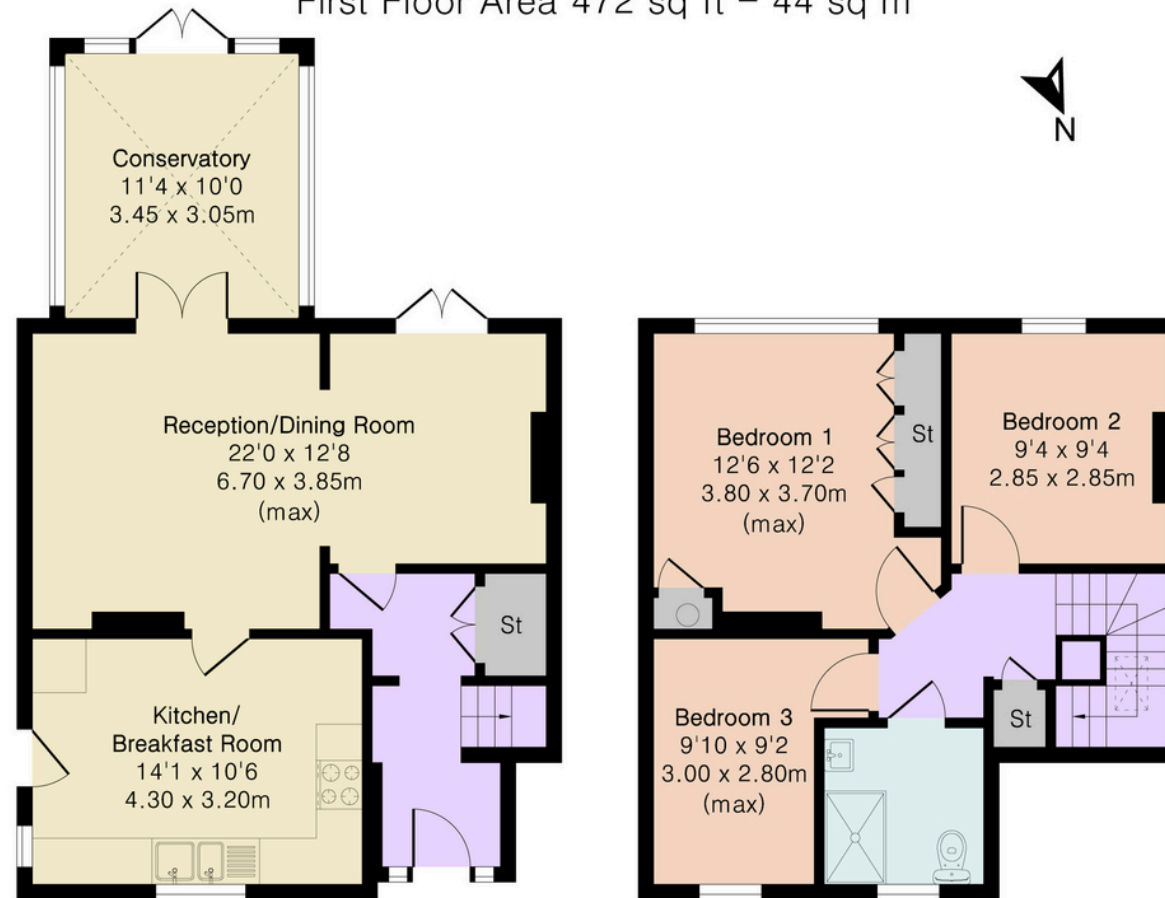
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 1094 sq ft - 102 sq m

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 472 sq ft – 44 sq m



Ground Floor

First Floor

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