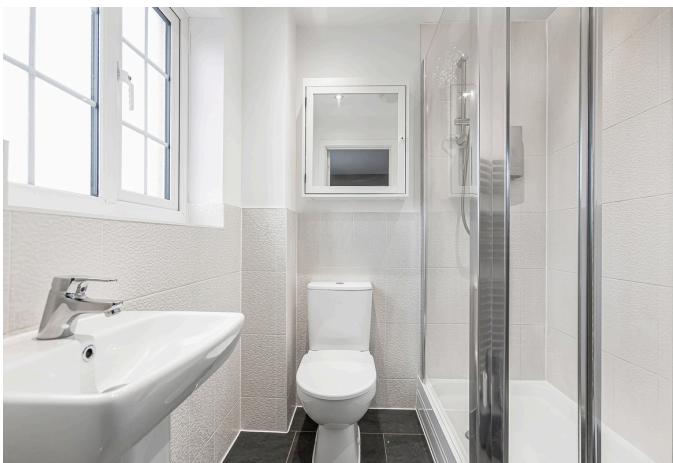




1 Box Tree Lane, Didcot, OX11 6HS
£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the popular Brunel Rise development, Box Tree Lane is a three bedroom detached house with allocated parking and a west facing garden.

Built to Taylor Wimpey's popular 'Gosford' design, this attractive home offers well-planned accommodation throughout. The ground floor features an entrance hallway, cloakroom, generously sized living room, spacious kitchen/diner with fully integrated appliances and patio doors opening onto a west facing rear garden.

To the first floor, there are three bedrooms including a principal bedroom with en-suite shower room, plus a modern family bathroom. Externally, the property benefits from allocated parking and a garage.

Material Information to note:

The property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom checker, superfast and ultrafast broadband is available at the property. According to Ofcom checker there is good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property has a very low flood risk. For any further information on the register of title please contact the agent.



Key Features

- Detached house
- West facing garden
- Taylor Wimpey's 'Gosford' design
- Three bedrooms
- En-suite shower room
- Down stairs cloak room
- Garage
- Allocated parking
- EPC Rating B
- Council Tax D

The Location

The town of 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).

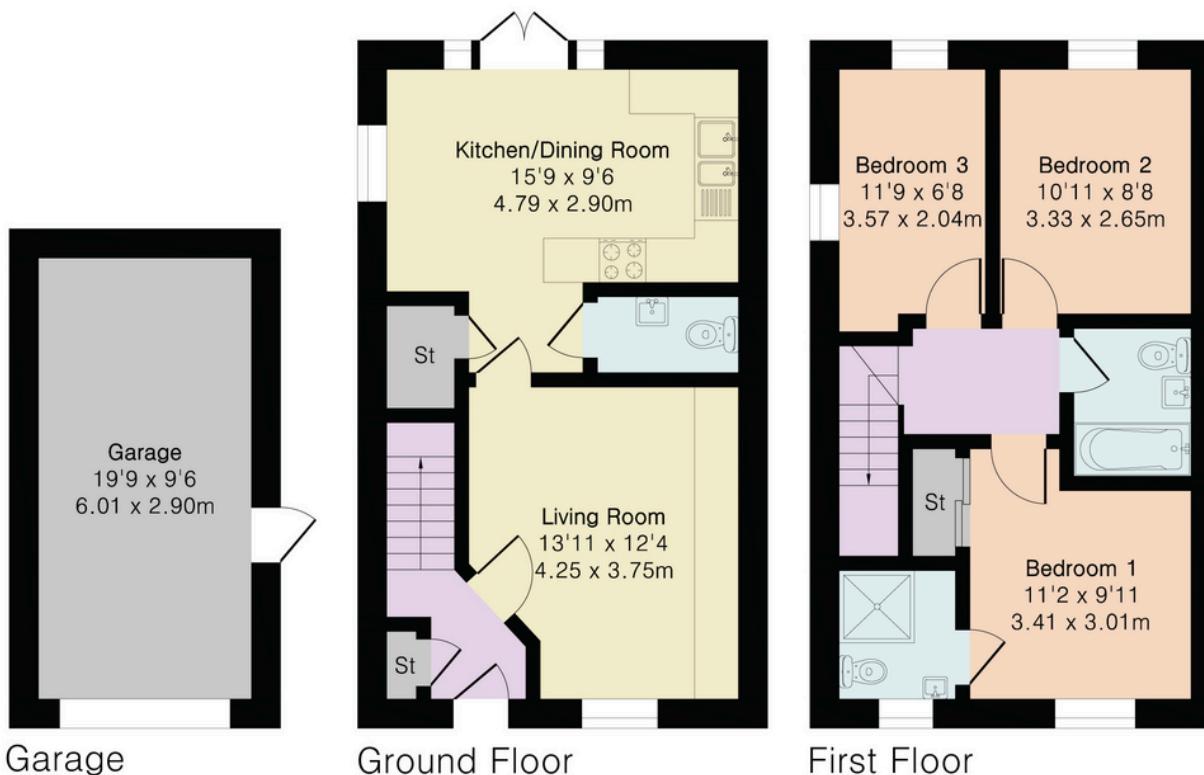


**Approximate Gross Internal Area 884 sq ft - 82 sq m
(Excluding Garage)**

Ground Floor Area 442 sq ft - 41 sq m

First Floor Area 442 sq ft - 41 sq m

Garage Area 188 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

