



Willow Lane, Milton, OX14 4EG

£539,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





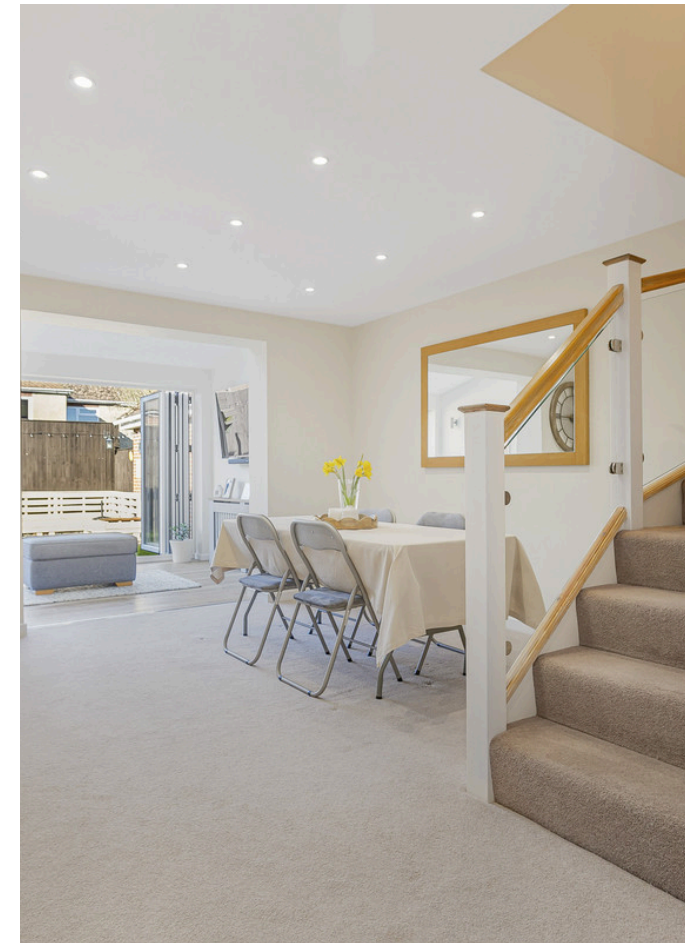
The Property

Built by Bloor Homes in 1993 and situated toward the bottom of a residential cul-de-sac is this wonderfully presented and superbly renovated four-bedroom detached family home.

Renovated and upgraded to a high specification within the last 14 months, the property has benefitted from a number of notable improvements including replacement kitchen with integrated appliances and quartz work tops, newly fitted bathroom suite and decoration throughout. The ground floors stylish accommodation comprises of an entrance hall with engineered wood flooring, family living room, sizeable dining room which also lends its self as flexible reception space, modern lean to extension with bi-fold doors leading to the rear garden, W/C and utility room. The first floor offers four impressive double bedrooms with the largest being accompanied by a renovated en-suite shower room.

The property is situated at the end of this established and quiet cul-de-sac; to the front of its plot is a block paved driveway with off street side by side parking for 2-3 vehicles. Gated side access leads to the enclosed and private rear garden which is laid to lawn, patio and a raised decking area.





Key Features

- NO ONWARD CHAIN
- Single storey extension to the rear of the property with Velux windows and bi-fold doors leading to the rear garden
- Stylishly renovated throughout
- Single Garage
- New windows and doors installed in 2023 – UPVC double glazed
- Within walking distance to Milton Park and bus route connecting to Didcot Parkway Train Station
- Kitchen with Quartz worktops and integrated appliances
- EPC Rating: C
- Council Tax Band: E



The Location

Milton provides a vast range of homes and is well located and surrounded by countryside with Abingdon being just 5 miles away; a historic Thameside town centre which provides a range of shopping, schooling and recreational amenities as does nearby Didcot in addition to its regular mainline railway connection to London Paddington in approximately 45 minutes. Comprehensive blue chip and hi-tech businesses have established themselves at nearby Milton Park and the scientific establishment at Harwell providing a wealth of employment opportunities and there is quick and easy access onto the nearby A34 connecting northbound to Oxford and the M40 southbound to the M4.

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 with the possible exception of three (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. Please be advised that the current owners underwent an insurance claim following an internal leak which has resulted in a partial renovation of the property – please call the agent to discuss.

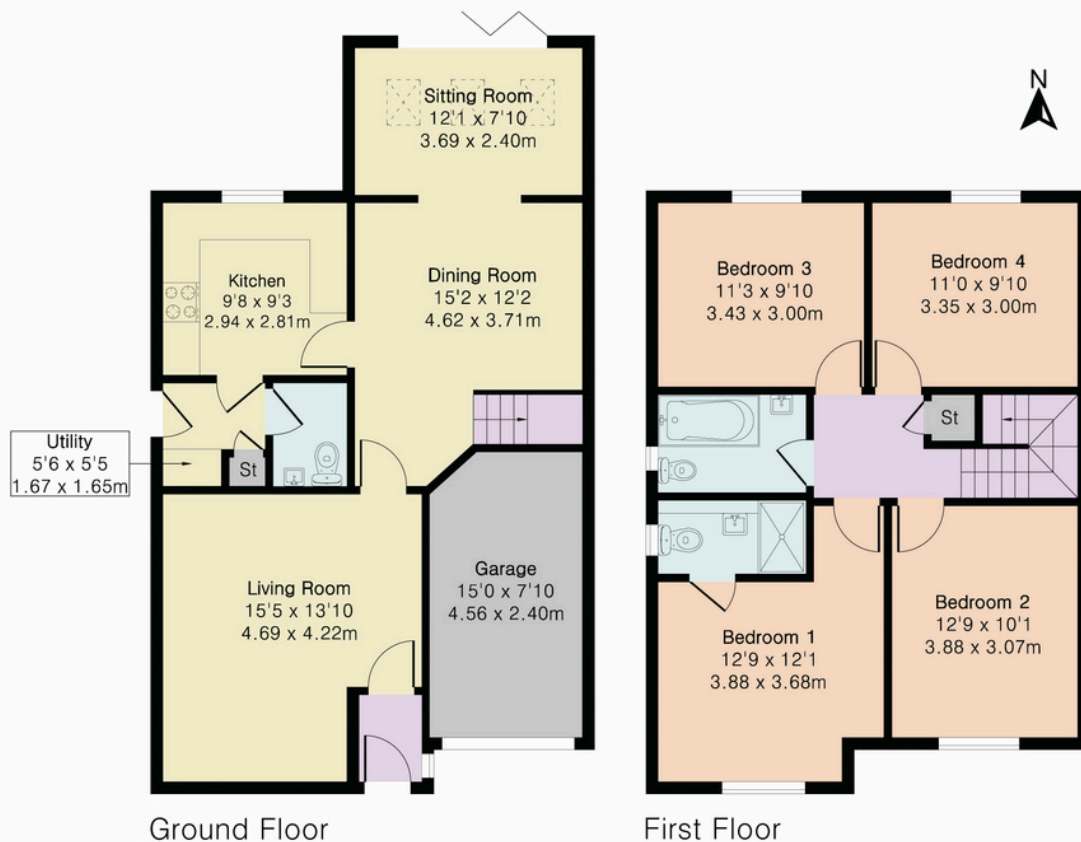


**Approximate Gross Internal Area 1309 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 644 sq ft – 60 sq m

First Floor Area 665 sq ft – 62 sq m

Garage Area 122 sq ft – 11 sq m



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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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