



10 Robin Way  
Didcot, Oxfordshire, OX11 6BW



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**10 Robin Way  
Didcot  
Oxfordshire  
OX11 6BW**

**OIEO £390,000 FREEHOLD**



Built by Taylor Wimpey in 2014 on the popular Great Western Park development is this nicely presented and well proportioned three bedroom, two bathroom link detached property with south facing garden, home office, store room and driveway.

Ground floor accommodation comprises; entrance hallway, cloakroom, dual aspect lounge with French doors to the rear and a dual aspect kitchen/dining room. The first floor offers three bedrooms with an en-suite shower room and further family bathroom. There is a walled garden to the rear with a patio area and raised lawn leading to a further patio area and gated access to the driveway parking. The garage was converted into a smart home office with a storage facility to the front.

Further benefits include gas central heating and uPVC windows throughout.

Robin Way is most conveniently set on the Great Western Park development close to Boundary Park. There are extensive facilities on the development with shops, schools, pub/restaurant and leisure facilities. Central Didcot & Didcot Parkway are approximately 1 1/2 miles away.



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.

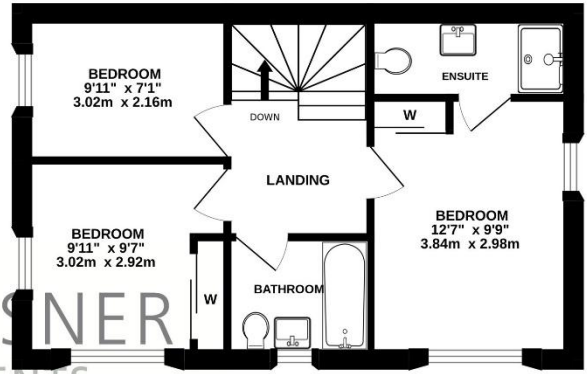
Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approximately . 40 minutes.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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