



 **Hodsons**
your move, our passion
Sales | Lettings

Welcome to Broadway Rise

The property has been fully refurbished by the current vendors to an exemplary standard.

Entering through the lovely Navy front door which can be found to the side of the property we come into the welcoming bright and airy hall which has useful understairs storage and a large coat cupboard. The lounge and dining room are separated by an arch with the comfortable lounge having a feature gas fire and beautiful views over the well maintained rear garden. The dining area has space for a large dining table perfect for family life and entertaining. The modern navy and cream kitchen has very generous storage and is fitted with integrated Miele appliances. The third bedroom is located on the ground floor offering a comfortable double room with built in storage. The current owners use the room as a home office. The modern family bathroom with shower over the bath is on the ground floor.

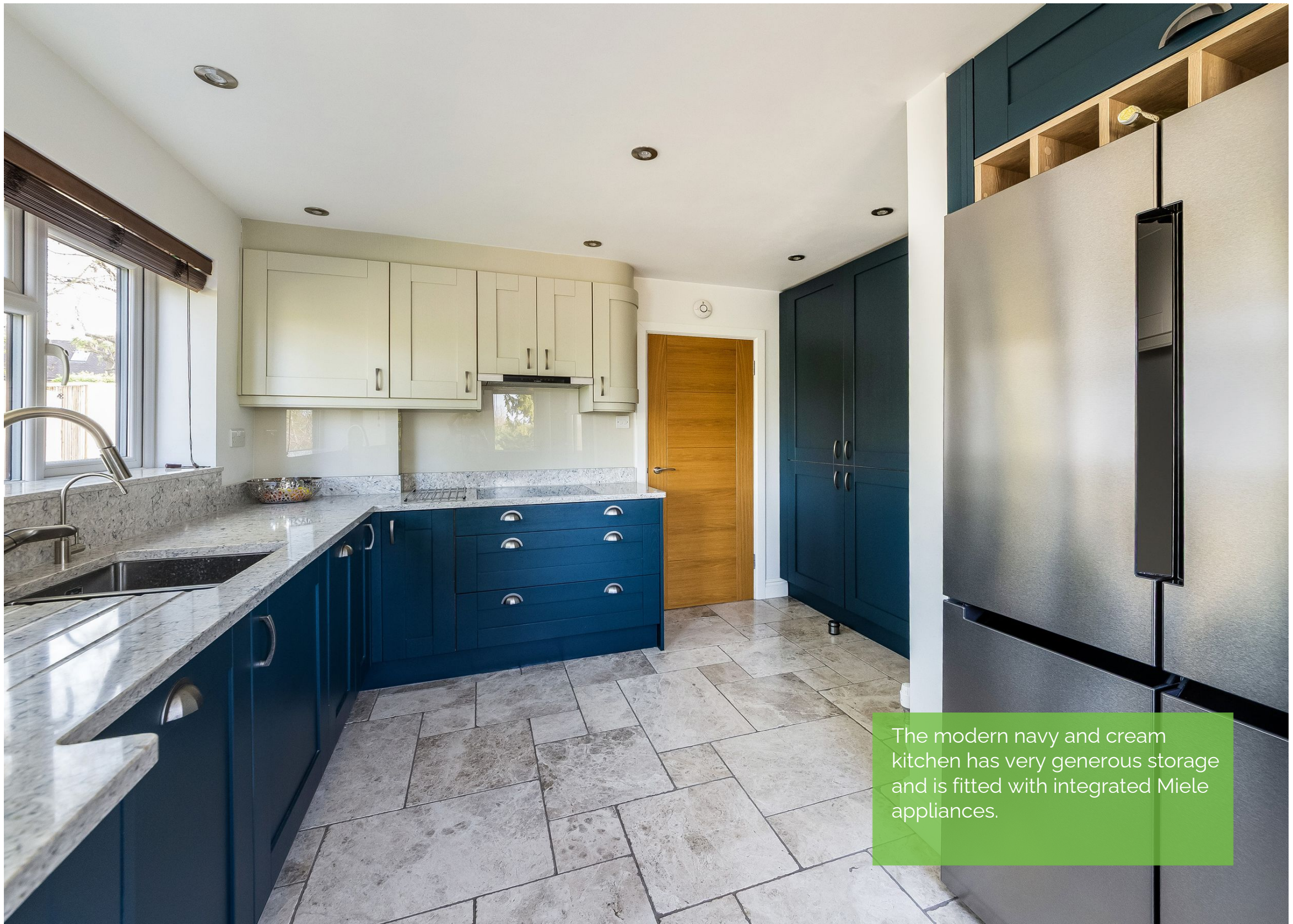
The first floor offers the generous main bedroom with useful storage cupboard and there is a second double bedroom benefiting from a storage cupboard and also access to eves storage. The modern shower room completes the property.



Discover the Heart of Your Future Home

- Beautifully presented three bedroom detached house situated in an elevated position on the no through road of Broadway, Harwell.
- Welcoming entrance with useful storage.
- Open plan lounge/dining room looking out over the well maintained rear garden.
- Stunning Navy and Cream kitchen with generous storage and Miele appliances.
- Modern family bathroom with shower over the bath is situated on the ground floor.

3		Bedrooms	Council tax band	E
2		Receptions	Tenure	Freehold
2		Bathrooms	EPC rating	D



The modern navy and cream kitchen has very generous storage and is fitted with integrated Miele appliances.



First floor offer two generous double bedrooms with useful storage cupboards, access to eves storage and a shower room.



Every detail matters

- First floor offers two generous double bedrooms with useful storage cupboards, access to eves storage and a shower room.
- Bedroom three is a comfortable double with built in storage and situated on the ground floor. The current owners use it as a home office.
- Generous driveway parking and two garages both with power and light. Subject to planning permission the bottom garage use could be changed to a home office.
- Well maintained South facing garden with Sandstone patio perfect for entertaining and enjoying the views of the mature garden with beautiful flower beds and fruit trees.





Location, Location, Location

Situated in the village of Harwell and within easy walking distance of the local village pub, church, primary school, convenience store and butchers. You can also walk to the Harwell Innovation Campus within 20 minutes. There is an excellent bus service which takes you to the Harwell Campus, the town of Didcot and Didcot Train Station and there are excellent links to the A34 and in turn to the M4 and M40.

Viewing Arrangements

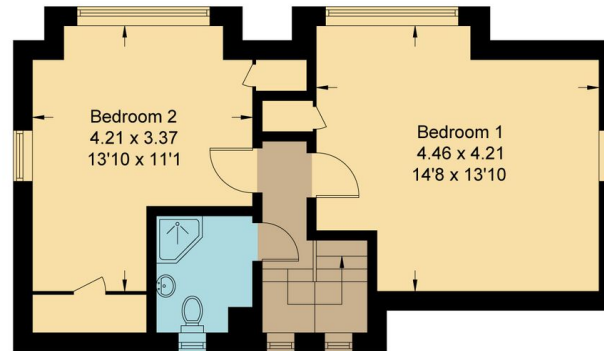
Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.



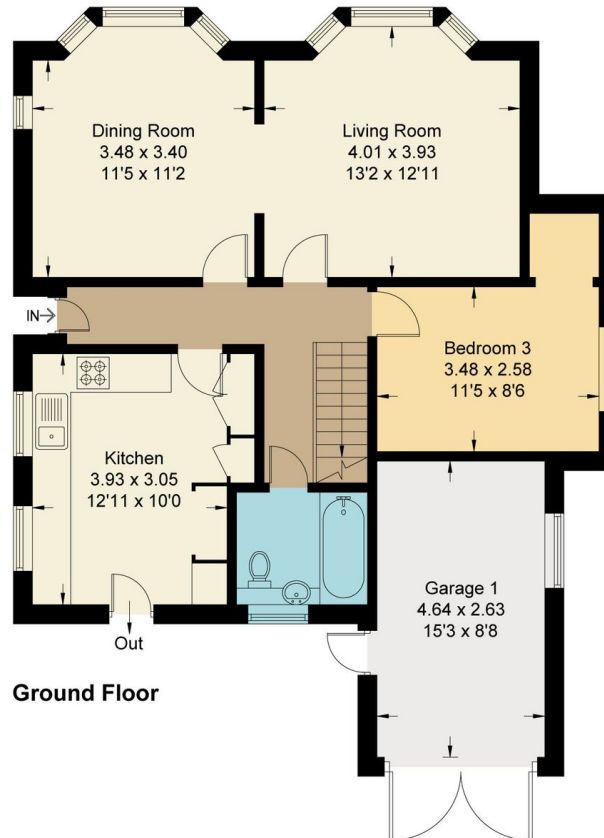


Broadway Rise, OX11

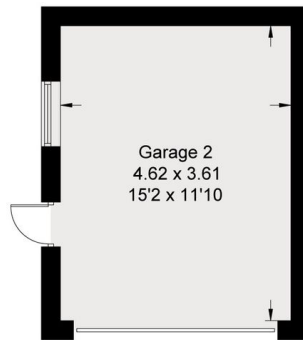
Approximate Gross Internal Area = 103.80 sq m / 1117 sq ft
Garage = 28.90 sq m / 311 sq ft
Total = 132.70 sq m / 1428 sq ft
For identification only - Not to scale



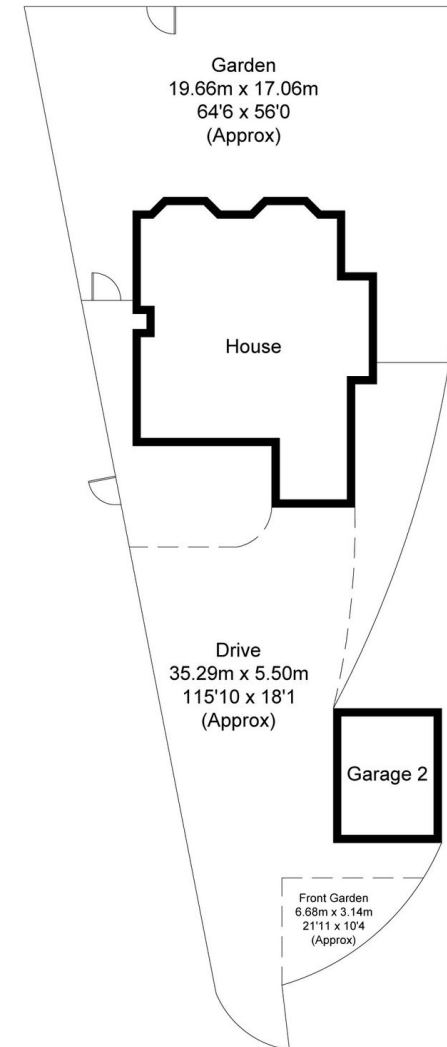
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited

220 Broadway, Didcot,
Oxon, OX11 8RS

T: 01235 511406
E: didcot@hodsons.co.uk

www.hodsons.co.uk

