



Westwater Way, Didcot, OX11 7SN
£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on a popular road in Ladygrove, this well-presented four-bedroom detached home on Westwater Way offers good space throughout.

There's a welcoming entrance hall, a handy downstairs WC, and a spacious lounge with bay windows. The ground floor has been finished with laminate flooring, giving it a clean and modern feel.

The kitchen is fitted with integrated appliances and leads through to a separate dining room. At the back of the house, a bright conservatory opens out through double doors onto a private, west-facing garden that isn't overlooked.

On the first floor are four bedrooms, with the principal bedroom offering plenty of room for additional furniture and also benefiting from a dressing area and an en-suite shower room, making it a comfortable and practical main suite.

Some material information to note;

Gas central heating. Mains water, electricity & drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a low flood risk area. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Four bedroom detached property, offering a generously sized family home.
- Cloakroom
- Modern kitchen with integrated appliances.
- Lounge with bay window
- Dining room
- Conservatory overlooking a private west-facing garden.
- Spacious main bedroom with dressing area and en-suite.
- Garage
- EPC Rating: D
- Council Tax: E





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).



**Approximate Gross Internal Area 1258 sq ft - 116 sq m
(Excluding Garage)**

Ground Floor Area 698 sq ft – 64 sq m

First Floor Area 560 sq ft – 52 sq m

Garage Area 146 sq ft – 14 sq m



Ground Floor

First Floor

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.

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