



Washford Glen, Didcot, OX11 7PU
Offers In The Region Of £340,000 Freehold

THOMAS
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SALES LETTINGS





The Property

An impressively extended and entirely refurbished two bedroom semi-detached house located on the sought after Ladygrove development.

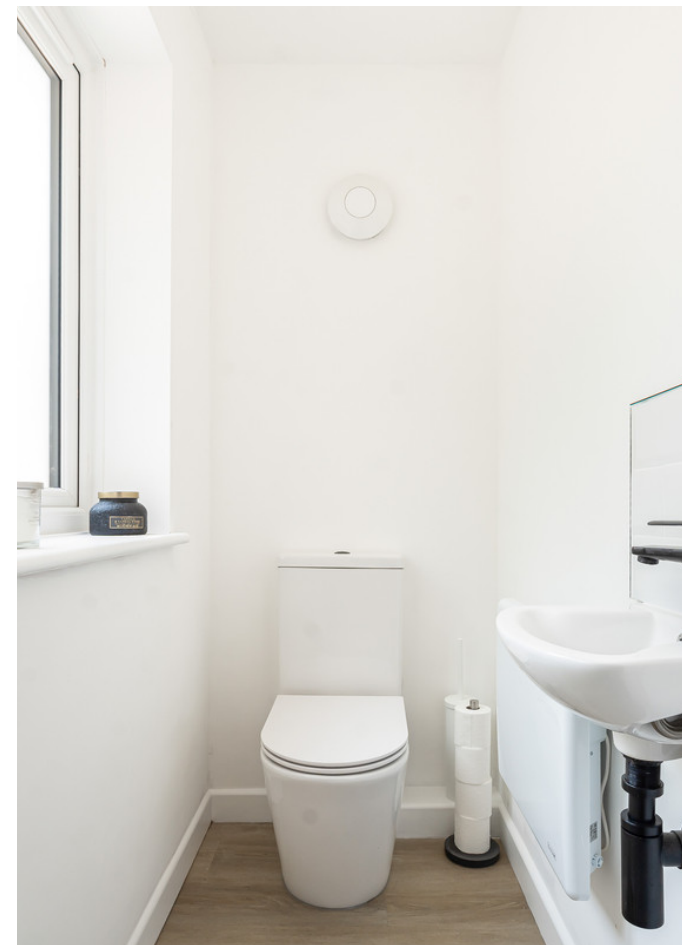
Benefitting from a sizeable two-storey extension to the side and a single-storey extension to the rear, creating a contemporary open-plan kitchen/dining room, the property now offers a modern configuration.

The ground floor accommodation comprises of an entrance hall with understairs storage cupboard, a ground floor WC, family sitting room and an open-plan kitchen/dining room with integrated kitchen appliances and bi-folding doors leading out to an enclosed and landscaped rear garden. On the first floor are two well-proportioned bedrooms and a renovated family bathroom.

Externally, the property offers off street driveway parking for two vehicles side by side and a secluded rear garden laid to patio and artificial lawn.

For full appreciation of the finish, accommodation and location; viewings are highly advised.





Key Features

- Sizeable side and rear extensions in which significantly expanded the existing square footage on both the ground and first floors
- Newly re-wired throughout with full sign off
- Brand new UPVC double-glazed windows throughout
- Redecorated throughout
- Off-street parking for two vehicles, side by side
- Ground floor WC
- Renovated family bathroom
- Ideally located within a short walking distance of Didcot Parkway train station, Didcot town centre and All Saints primary school
- No ongoing chain
- Council Tax Band: B



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).

Tenure: Freehold

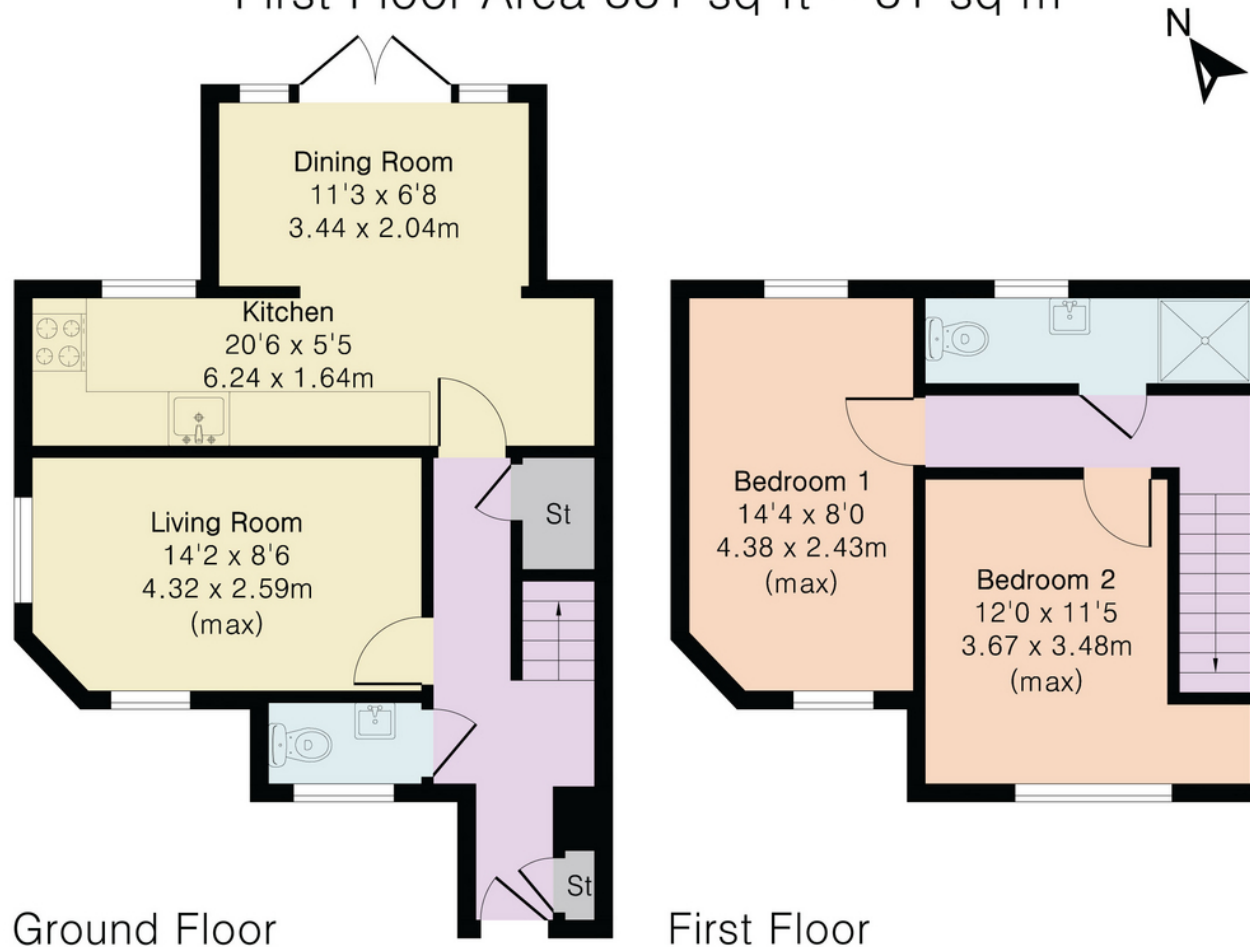
The property is of a brick build construction. Electric heating, connected to mains water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK the property has a high flood risk though has never flooded during the current owners tenure. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.



Approximate Gross Internal Area 764 sq ft - 71 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 331 sq ft – 31 sq m



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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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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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