



Reading Road, Harwell, OX11 0LT
£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

New to the market is this rarely available detached chalet bungalow, with three double bedrooms, located in the desirable village of Harwell.

Set back from Reading Road, the property is presented in fantastic condition. To the front, there is a good-sized grassed area, parking for several cars, a garage and solar panels fitted to the west-facing side of the roof.

The front door is located to the side of the property and opens into a spacious entrance hall. From here, you move through to a generous living room with bay windows overlooking the front garden. There is also a downstairs WC.

To the rear of the property is a recently fitted open-plan kitchen and diner, finished in a modern style with integrated appliances. There is plenty of space for a large dining table, while the bi-fold doors open onto the decking area and overlook the rear garden.

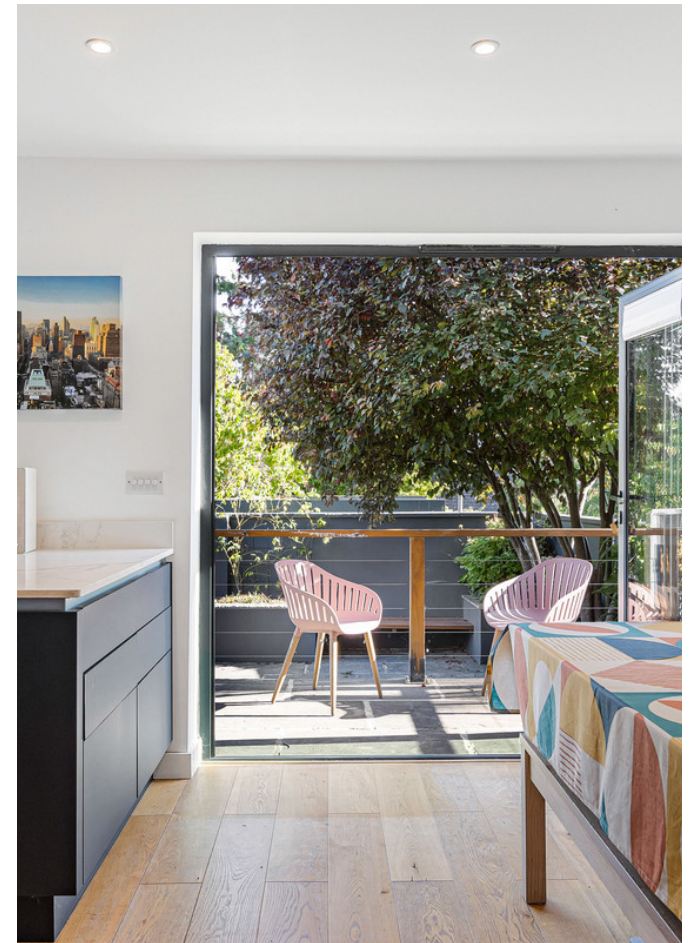
Also on the ground floor is a large double bedroom, with a single door providing direct access to the garden.

Upstairs, there are a further two double bedrooms, both presented to a high standard, along with the family bathroom serving the two rooms.

The rear garden is mainly patioed, with several seating areas positioned around the sunnier parts of the garden. There is also a separate outbuilding, currently used as a home office, which benefits from sliding doors, electricity, lighting and wooden flooring.

Overall, the property offers good-sized accommodation across both floors, with three double bedrooms, a modern kitchen and diner, a useful home office and plenty of parking, all within the popular village of Harwell.





Key Features

- Desired location within the village of Harwell.
- Electric Car Charging port, underfloor heating downstairs and triple glazed windows throughout.
- Lovely & modern open plan kitchen / dining room.
- Situated back from the road with a large driveway & front garden.
- Three double bedrooms.
- Purpose built home office in the back garden.
- Solar panels.
- Council Tax Band D



The Location

Harwell is a thriving and popular village conveniently placed just 2 1/2 miles west of Didcot. The village has a very pretty High Street with a variety of distinctive period properties. Village facilities include a village hall, St Matthew's church, a village butchers and general store, a primary school and nursery, a popular village pub, a large recreational area with children's playground, tennis courts and Sport and Social Club.

Some material information to note: Gas central heating. Mains water, electrics, drains. The property has driveway parking. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a low risk address for flooding. As the property was constructed pre 1999, low levels of asbestos may be present which is considered safe if left undisturbed.



**Approximate Gross Internal Area 1224 sq ft - 113 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 478 sq ft – 44 sq m

Garage Area 146 sq ft – 14 sq m

Outbuilding Area 108 sq ft – 10 sq m



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