

9 Haydon Road, Didcot, OX11 7JB

£600,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

A traditional mature detached house offering well proportioned four bedroom accommodation, together with a lovely mature garden and enjoying an enviable non-estate location just metres away from town centre amenities and Didcot Parkway railway station.

Dating from the 1930's the property has been in the same family and ownership for many years. Some aspects of the property are a little dated which is reflected in the asking price. The accommodation is light and airy and has the advantage of a useful kitchen extension, this together with the bay fronted dining room could be easily combined to create a large open plan kitchen/dining/living space.

Daubney offers significant potential for a growing family to create a forever home.

Material information: Mains electricity, gas, water and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with the majority of major providers. The government portal generally highlights this as an very low risk address for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







Key Features

- Four bedrooms
- Two reception rooms
- Generous kitchen/breakfast room
- Large mature garden
- Converted garage
- Carport
- 50m from Broadway shops and 55 m from mainline station
- Gas central heating
- EPC Rating: D
- Council Tax Band: D





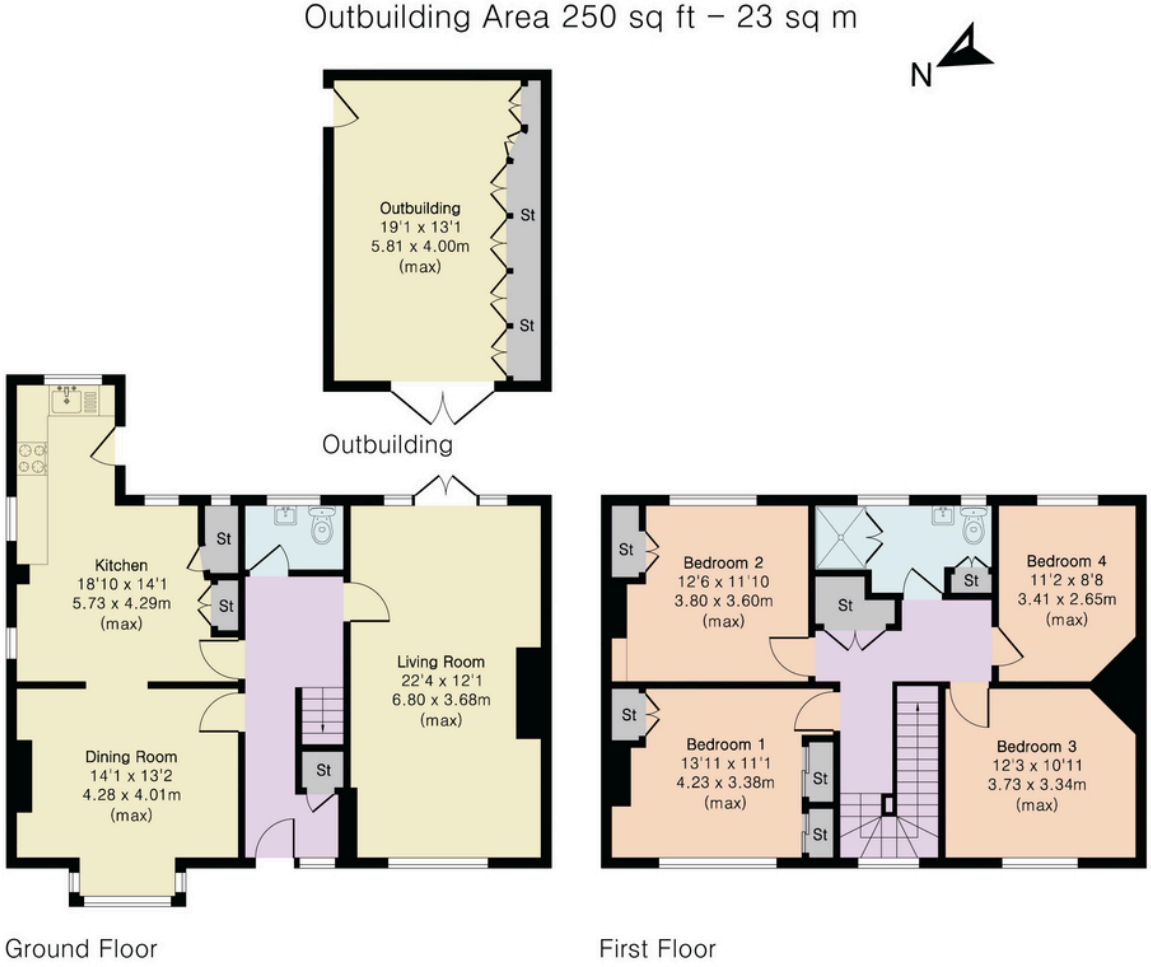


The Location

Haydon Road is made up of a varied mixture of mature detached and semi-detached houses and is particularly well placed for access to both the town centre and railway station.

Didcot offers a good range of leisure, sporting and shopping facilities, including the Orchard Centre, multiplex cinema, Cornerstone arts centre, cafés and restaurants. The town has excellent road links to the A34, M4 and M40, while Didcot Parkway provides direct trains to London Paddington in approximately 40 minutes.

Approximate Gross Internal Area 1544 sq ft - 144 sq m
(Excluding Outbuilding)
Ground Floor Area 803 sq ft – 75 sq m
First Floor Area 741 sq ft – 69 sq m
Outbuilding Area 250 sq ft – 23 sq m



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