



Park Road, Didcot, OX11 8QP
£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Superbly located on a prime, central spot in Didcot is this detached chalet bungalow located on Park Road.

Built in the early 1900s, this detached bungalow offers a fantastic opportunity for its next owner. Available with no onward chain, the property has been thoughtfully extended over time. A loft conversion has added two additional bedrooms on the upper floor, while still retaining ample eaves storage.

An impressive ground-floor extension has created a spacious and stylish open plan kitchen and dining area, with bi-fold doors open directly onto the generous and well-presented garden. Further accommodation includes a large, bright living room featuring a log burner, creating a warm and welcoming space. The ground floor also offers two additional bedrooms and a family bathroom,

Externally, the property is well screened and positioned away from the main road. There is parking available for several vehicles, along with an exceptionally impressive garden extending over 150 feet in length. The outdoor space is further enhanced by a double storey garage and a selection of additional sheds, offering excellent storage.





Key Features

- Centrally located detached bungalow.
- No onward chain.
- Private driveway with access to a double storey garage.
- Large open plan kitchen/diner.
- Attractive garden stretching over 150feet.
- EPC Rating F.
- Council Tax C.



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).

The property is connected to mains gas, electricity, water and drainage. Driveway parking. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. For further information relating to the Register of Title please get in touch with the agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey.



**Approximate Gross Internal Area 1831 sq ft - 170 sq m
(Excluding Garage)**

Ground Floor Area 1228 sq ft – 114 sq m
First Floor Area 603 sq ft – 56 sq m
Garage Ground Floor Area 252 sq ft – 23 sq m
Garage First Floor Area 252 sq ft – 23 sq m



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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.

