



17 Queen Gardens, Harwell, OX11 0GA
£360,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom terraced property situated on the popular Alder View development within the sought after village of Harwell.

The property comprises of, entrance hall, spacious living room, cloakroom and a good sized kitchen diner with integrated appliances and French doors leading out onto the garden. On the first floor there are three bedrooms with an en-suite shower room to the principal bedroom and a family bathroom. Additional benefits include two allocated parking spaces to the front, a well maintained west facing rear garden, UPVC double glazed windows, gas fired central heating and a fully boarded out loft which is currently being used as a storage space. A viewing is highly recommended.

Some material information to note:

Tenure - Freehold

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a low flood risk. Current residents of this development pay a monthly management estate charge of approximately £36.91 per month to Remus. For further information relating to the Register of Title then please contact the estate agent.





Key Features

- Situated on the popular Alder View development within the sought after village of Harwell.
- Well presented three bedroom terraced property.
- En-suite shower room to the principal bedroom.
- Fully integrated kitchen diner.
- Well maintained west facing rear garden.
- Fully boarded loft currently being used a storage area.
- Estate Management Charge: £442.00 per annum
- Tenure - Freehold.
- EPC Rating: B
- Council Tax Band: C

The Location

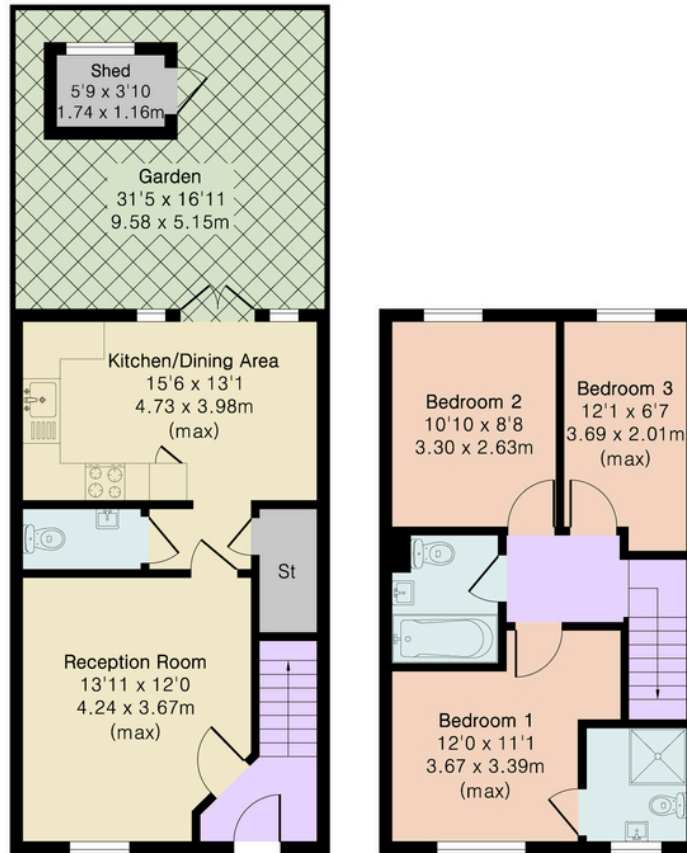
Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school and nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.

**Approximate Gross Internal Area 850 sq ft - 78 sq m
(Excluding Shed)**

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 425 sq ft – 39 sq m

Shed Area 22 sq ft – 2 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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