



Thomas Crouch Drive, Radley, OX14 2DN

Guide Price £370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-proportioned two bedroom home, pleasantly situated in a desirable location within the popular village of Radley.

The ground floor accommodation comprises an entrance hall with useful storage and a cloakroom, leading through to a spacious sitting room measuring approximately 17'11 x 14'3.

To the rear is a good-sized kitchen/dining room, providing an excellent space for both everyday living and entertaining.

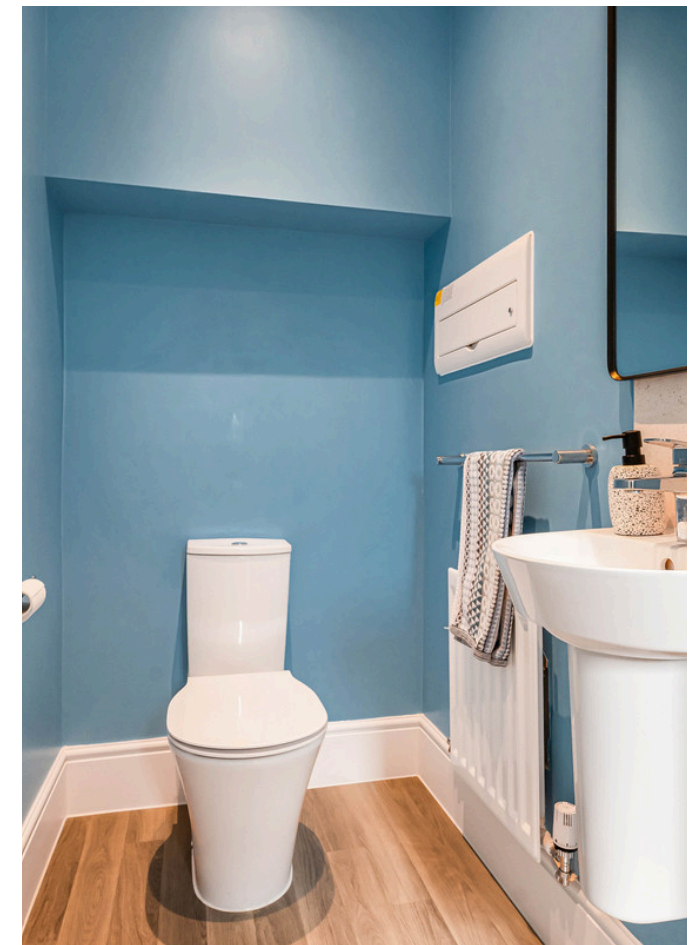
On the first floor are two well-proportioned double bedrooms, both benefiting from useful built-in storage. The main bedroom is complemented by an en-suite shower room, while the second bedroom is served by the family bathroom.

Outside, the property benefits from an enclosed rear garden, two allocated parking spaces positioned to the front of the property, and a Podpoint charger, installed when the house was built

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.

Estate Charge: £175 per annum.





Key Features

- Well-proportioned two bedroom home
- Desirable location within the popular village of Radley
- Spacious sitting room
- Ground floor cloakroom
- Enclosed rear garden
- Two allocated parking spaces to the front
- Excellent access to Radley railway station
- EPC Rating: B / Council Tax Band: C
- Main bedroom with en-suite shower room and further double bedroom
- Estate Charge: £175 per annum



The Location

Radley is a highly sought-after village, ideally positioned between Abingdon and Oxford.

The village offers a strong sense of community and a range of local amenities, including a Church of England primary school, historic parish church, community-run village shop, village hall and popular pub. A particular highlight is Radley railway station, providing regular services to Oxford and Didcot, with onward connections from Didcot Parkway to London Paddington and beyond, making the village especially convenient for commuters.

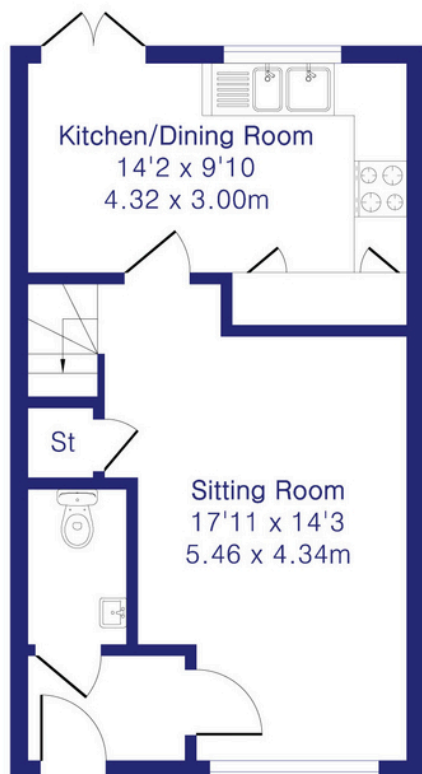
The area also offers attractive countryside and access to Radley Lakes, providing opportunities for walking and enjoying the outdoors.



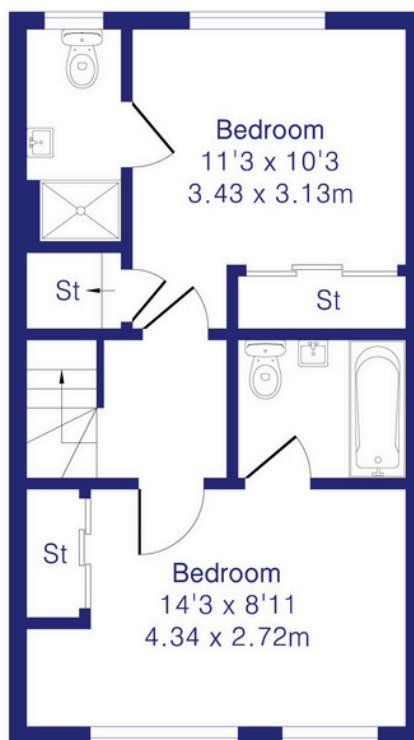
Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m



Ground Floor



First Floor



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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