



Abbey Brook, Didcot, OX11 7FY
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Coming to the market with NO ONWARD CHAIN is this sizeable and stylishly extended four double bedroom semi-detached townhouse located on the desirable Ladygrove development.

Built in the early 2000's by Croudace Homes, this family home has benefitted from a sizeable extension and partial garage conversion to the ground floor accommodation. The property is ideally positioned at the end of a cul-de-sac within short walking distance of Didcot Parkway Train Station.

The accommodation is arranged over three floors with all double bedrooms and bathrooms on both the first and second floor, with the largest bedroom being accompanied by an en-suite shower room and built-in wardrobes. The versatile and spacious ground floor accommodation offers a cloakroom, living room, kitchen/dining room with integrated dishwasher, utility room with integral access to the remaining garage area and family sitting room with UPVC sliding doors leading onto the landscaped rear garden.

Externally, to the front of the property there is off-street driveway parking for one to two vehicles to the front of the garage. To the rear is a stylishly landscaped and enclosed garden with large patio seating area, mature shrub lined borders, a contemporary aluminium pergola and covered seating area occupying a pleasant spot at the bottom of the garden.





Key Features

- NO ONWARD CHAIN
- Offering approximately 1500 sqft of internal living accommodation
- Within walking distance of Ladygrove primary school and Didcot Parkway train station
- Large architect designed extension to the rear, significantly expanding the kitchen/dining space
- Four double bedrooms with en-suite shower room accompanying the largest bedroom
- Fitted wardrobes to two of the largest bedrooms
- Westerly facing landscaped garden
- EPC Rating: C
- Council Tax Band: E



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).

Tenure: Freehold

The property is of a brick build construction. Gas centrally heated (mains), connected to mains water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK the property has a low flood risk. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.



**Approximate Gross Internal Area 1586 sq ft - 148 sq m
(Including Garage)**

Ground Floor Area 671 sq ft – 65 sq m

First Floor Area 412 sq ft – 37 sq m

Second Floor Area 412 sq ft – 37 sq m

Garage Area 91 sq ft – 9 sq m



Ground Floor

First Floor

Second Floor

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