



26 Haydon Road, Didcot, OX11 7JF
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this 1930's extended three-bedroom home located within just a few minutes walk of Didcot Parkway Train Station. Having been well renovated over the last 8 years, this three-bedroom, mid-terrace home, located ideally for access to Didcot Parkway train station benefits from having no onward chain and a statement kitchen-breakfast room with island, vaulted ceiling and Miele appliances. The property comprises an entrance hall with tiled floor cloakroom, large family sitting room with bay window and a particularly impressive kitchen with breakfast bar/island & vaulted ceiling overlooking the garden. On the first floor there are three well-proportioned bedrooms and a modern refitted bathroom. To the front of the property, there is a block-paved driveway providing parking for two cars side by side, with fitted rising security bollards. Finally, to the rear of the property, there is a predominantly lawned, westerly-facing garden with a patio and a timber-built storage shed.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact 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. Please be advised, we have not carried out a survey to determine its presence.

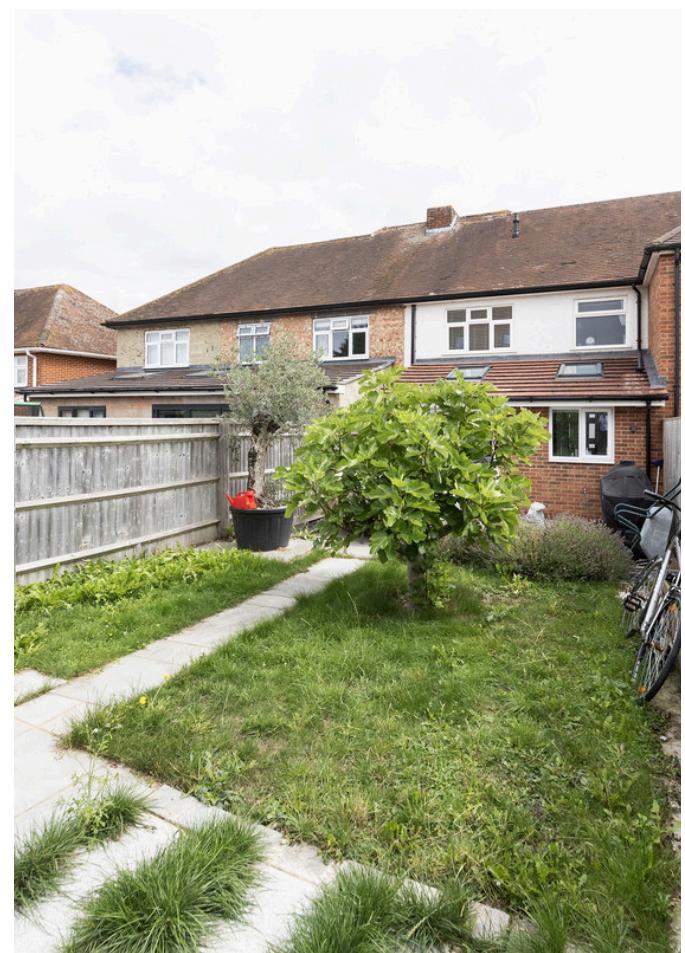


Key Features

- No onward chain
- Extended open plan kitchen dining room with vaulted ceiling and island
- Within a few minutes walk of Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- Side by side off street driveway parking to the front of the property
- Miele appliances
- Gas centrally heated and UPVC double glazed throughout
- EPC Rating C
- Council tax C

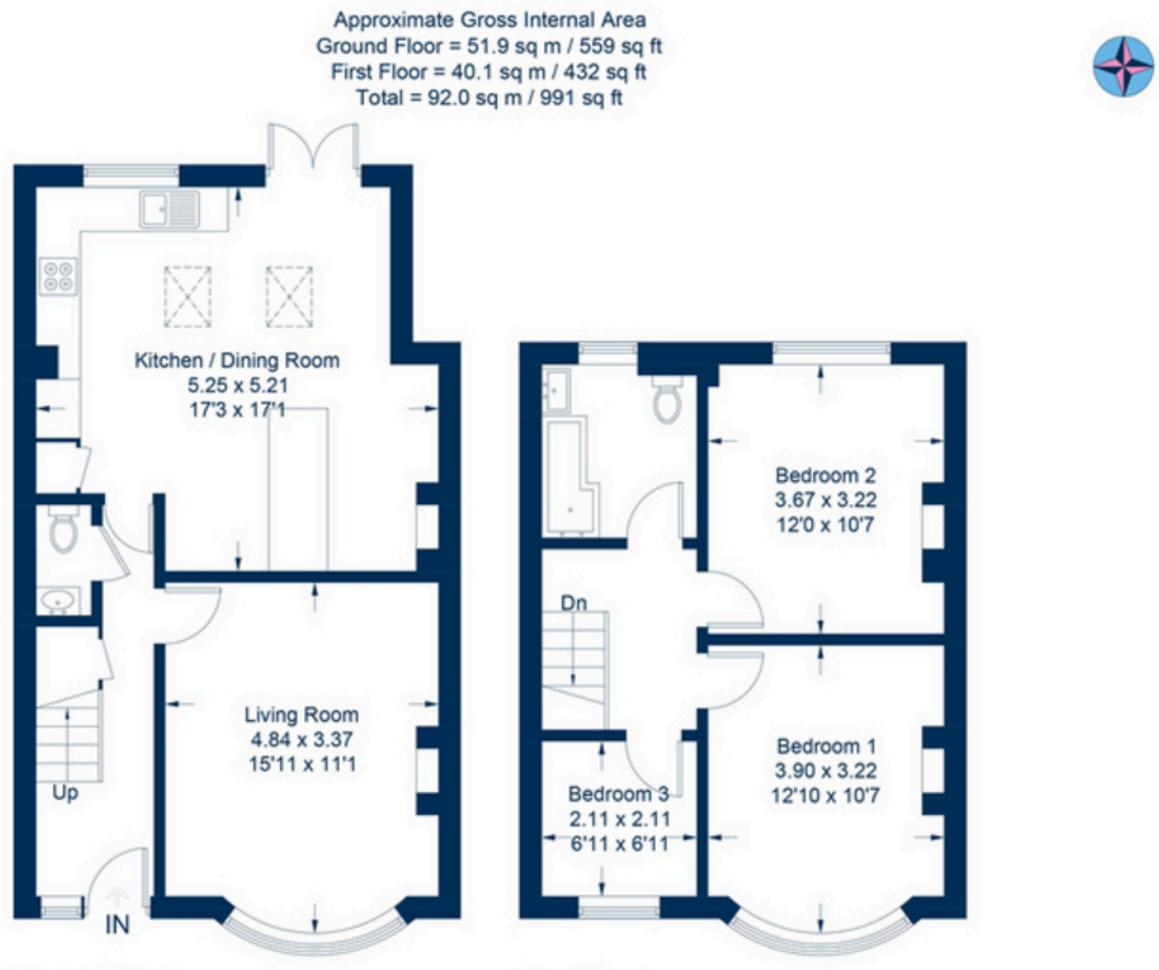
The Location

The town of 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).



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.



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

