



Pulford Way, Milton, OX13 6GN

£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with a complete onward chain is this spacious and beautifully presented three bedroom detached property situated on the popular Blaise Park development in Milton Heights.

The property comprises of entrance hall, cloakroom, spacious living room with dual aspect and a generous sized kitchen diner with full integrated appliances and a separate utility room. On the first floor there are three double bedrooms with en-suite shower room and built in wardrobes to the principal bedroom and a family bathroom.

Additional benefits include a beautifully kept private garden with covered patio area, garage with light and power, driveway parking, gas fired central heating and UPVC double glazed windows. For the size, location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note.

Tenure - Freehold.

The property benefits from mains gas, electricity, water and drainage, with gas central heating throughout. There is a single garage and off-road parking for two vehicles.

Broadband coverage includes both standard and ultrafast speeds, with mobile coverage available from O2 and Vodafone. The property is considered to be at very low risk of flooding. For any further information relating to 'The Register of Title' this can be requested from the agent.





## Key Features

- Beautifully presented three bedroom detached house
- Double aspect sitting room
- Kitchen/dining room
- Utility Room
- Cloakroom
- Beautifully maintained garden
- En-suite and Family bathroom
- Garage
- EPC Rating: B
- Council Tax Band: E



## The Location

Forming part of Redrow Homes Blaise Park development, featuring wide tree lined roads and landscaped greenspace, located in a gently undulated semi-rural environment a short distance to the north of Milton Village, and easily accessible to the larger villages; Steventon and Harwell, both catering extremely well for their local and neighbouring communities.

Equally accessible are major centres of employment, including Milton Business Park and the Harwell science campus.

There is quick and easy access onto the nearby A34 connecting northbound via Abingdon on Thames (6 miles), on to Oxford (12 miles) and the M40, southbound to the M4.

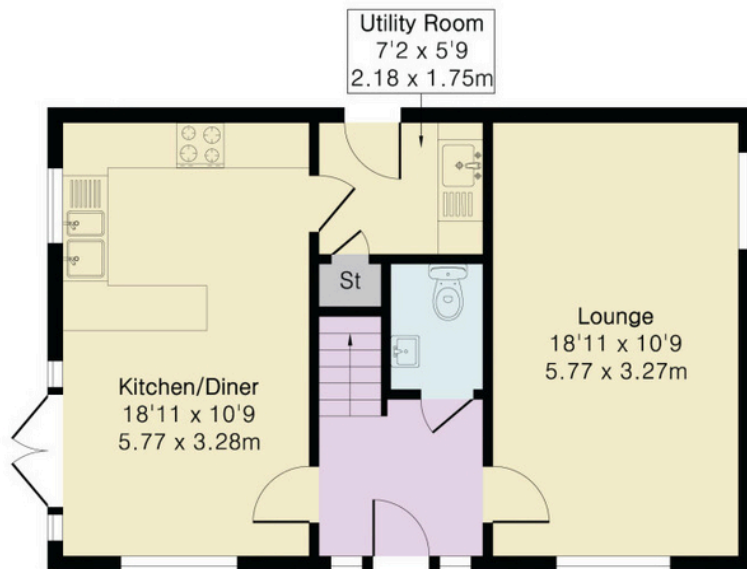
Didcot parkway is within 3 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.



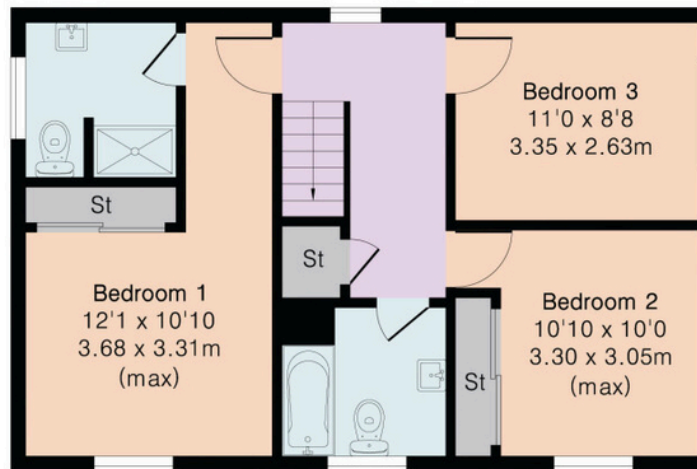
## Approximate Gross Internal Area 1081 sq ft - 100 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 539 sq ft – 50 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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