



20 Anderson Street, Didcot, OX11 9GP

£345,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented two bedroom, two bathroom home located on the popular Willowbrook Park development in Didcot.

Constructed by Croudace in 2024, the property remains in excellent condition and continues to benefit from the remainder of the NHBC warranty, offering reassurance for prospective buyers.

The ground floor accommodation includes an entrance hallway with a cloakroom, a well-proportioned kitchen to the front and a spacious sitting/dining room to the rear. The living space provides ample room for both seating and dining, with French doors opening onto the south facing rear garden.

Some material information to note:

The property is of brick construction and is connected to mains gas, electricity, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent. There is a local estate charge of £268 per year.





Key Features

- Two bedroom house located on The Willowbrook Park development.
- Two allocated parking spaces on a private driveway.
- Benefits from 10 years NHBC warranty.
- Master bedroom offering a modern en-suite.
- EPC Rating B.
- Council Tax C.

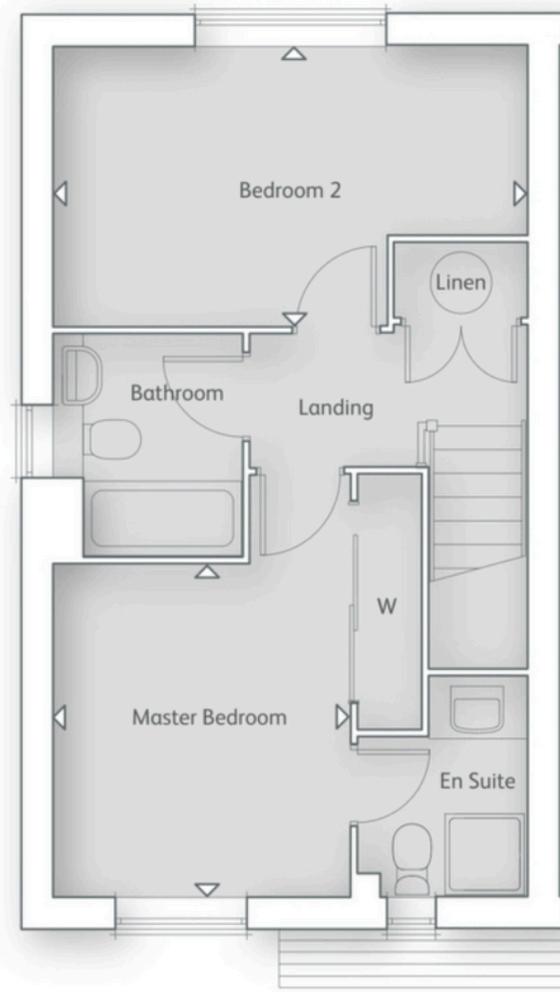
The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. 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).



GROUND FLOOR

Kitchen	3.54m x 2.24m	11' 7" x 7' 4"
Living/Dining Room	4.44m x 4.28m	14' 6" x 14' 0"



FIRST FLOOR

Master Bedroom	3.08m x 2.76m	10' 1" x 9' 0"
Bedroom 2	4.44m x 2.58m	14' 6" x 8' 5"

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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.

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