



Lyon Close, Didcot, OX11 9FU

Offers Over £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stylishly presented two-bedroom semi-detached home, perfectly positioned within a quiet cul-de-sac on the desirable Willowbrook Park development.

This stylish and thoughtfully designed home offers a contemporary accommodation on the ground floor via a spacious entrance hall, W/C, modern kitchen with integrated appliances as well as wall panelled sitting room which in turn leads on to the sunny & partially landscaped rear garden via UPVC double doors.

The accommodation to the first-floor features two generously proportioned double bedrooms, providing excellent flexibility for couples, small families, guests or those looking to create a dedicated home-working space. Furthermore, there is a modern family bathroom with three-piece suite.

At the rear, the property benefits from a nicely landscaped garden, providing an attractive and private outdoor setting with increased patio, lawn and raised borders. There is also gated side access leading to the car port and driveway which offers off street parking for at least two vehicles.





Key Features

- Immaculately presented throughout with the addition of stylish cladding to the sitting room
- Double tandem driveway and car port with EV Provisions
- Cul-de-sac location with outlook on to pretty treeline
- Two double bedrooms to the first floor
- Gas centrally heated and UPVC double glazed throughout
- Semi-detached home
- Council Tax Band: C
- EPC Rating: B



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).

Material Information

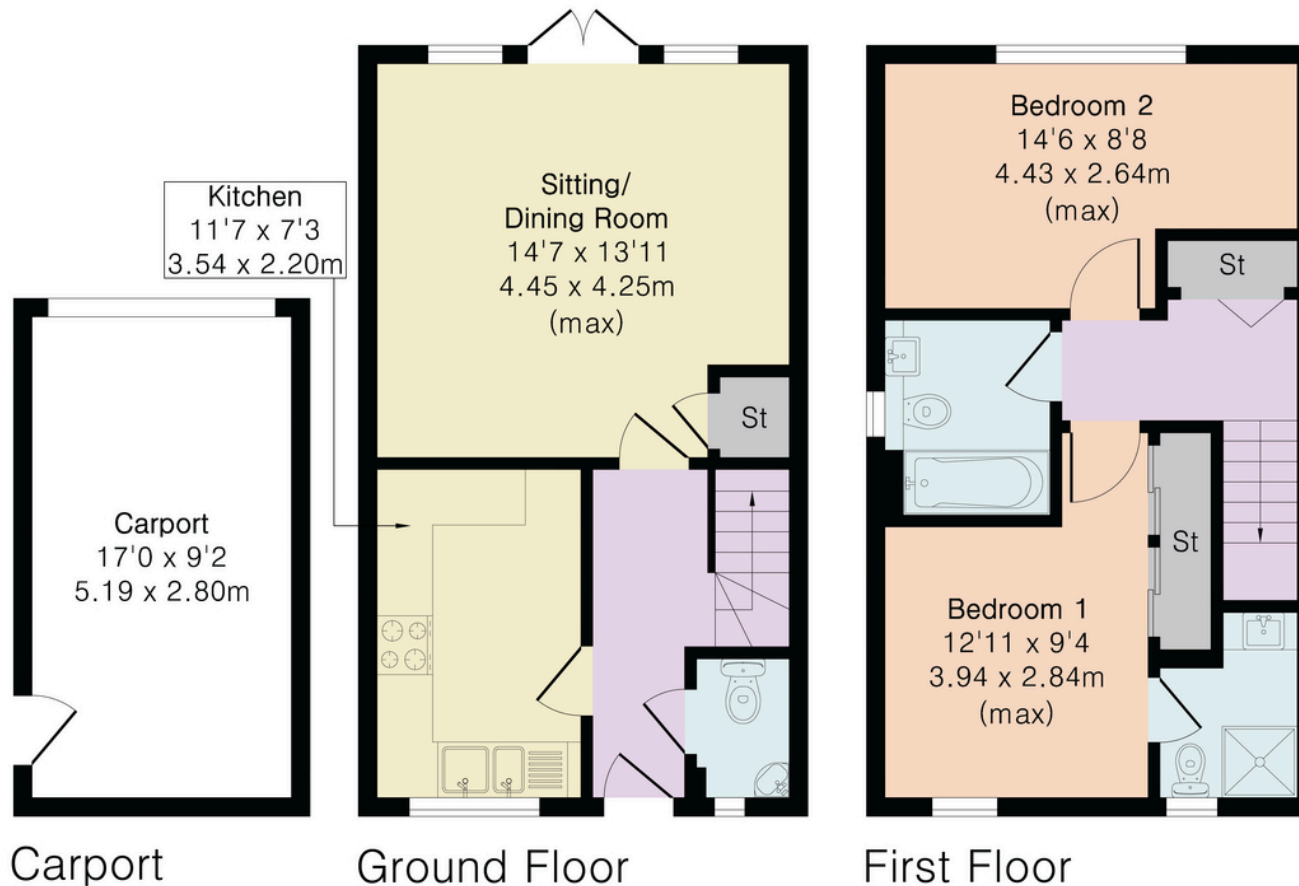
Property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available (checker.ofcom.org.uk). According to Ofcom there is a good service on a range of phone providers. (checker.ofcom.org.uk). According to GOV.UK there is a very low risk of flooding. Please be advised there is a yearly management charge applicable of approximately £285 per annum. Further information on the register of title can be provided on request.



Approximate Gross Internal Area 760 sq ft - 70 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 380 sq ft – 35 sq m



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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