



Isis Close, Chilton, OX11 0TS
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain is this double fronted three bedroom detached family home with garage and driveway parking situated on the ever popular Chilton Dene development within the village of Chilton.

The property comprises of an entrance hall, a light and airy living room with bay window and dual aspect, cloakroom and utility area and a spacious open-plan kitchen/diner with fully integrated appliances and with the addition of another bay window and French doors leading out onto the garden.

On the first there is a spacious landing area with family bathroom and three bedrooms, with the principal bedroom offering an en-suite shower room and built-in wardrobes.

Additional benefits include a private rear garden with separate patio seating area, garage with light and power and driveway parking.

For the presentation, position and space to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure - Freehold

Gas central heating. Mains water, electrics, mains drains. UPVC double glazed windows. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.





Key Features

- Offered to the market with no onward chain.
- Three bedroom detached family home.
- Driveway parking and garage with light and power.
- Fully integrated kitchen.
- En-suite shower room to the principal bedroom.
- Council Tax Band: E
- EPC Rating: C





The Location

Chilton Dene is a well-planned development on the edge of Chilton Village. The property is within the Chilton County primary school catchment area and is well placed for easy access to the Harwell Science Park and the A34. Didcot is just 4 miles away offering shopping and leisure facilities and a fast connection to London Paddington from Didcot Parkway (40 mins) There is also a highly regarded and recently refurbished village pub called 'The Crown' as well as lovely walks along The Ridgeway and The Berkshire Downs directly from the development. A short walk to the Harwell campus also offers a vibrant outdoor food court known as 'DiSH' which offers an array of food choices and outdoor seating.

Some material information to note:

Tenure - Freehold

Gas central heating. Mains water, electrics, mains drains. UPVC double glazed windows. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.

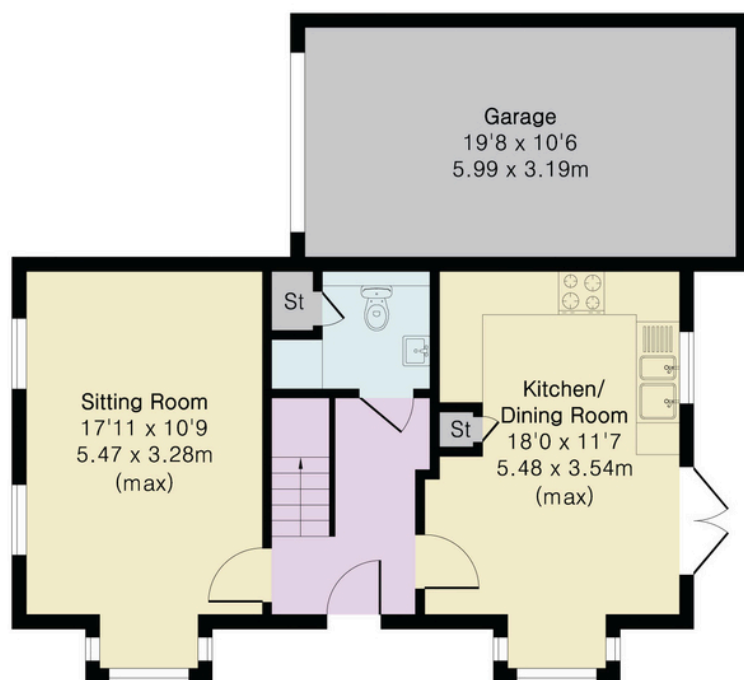


**Approximate Gross Internal Area 952 sq ft - 88 sq m
(Excluding Garage)**

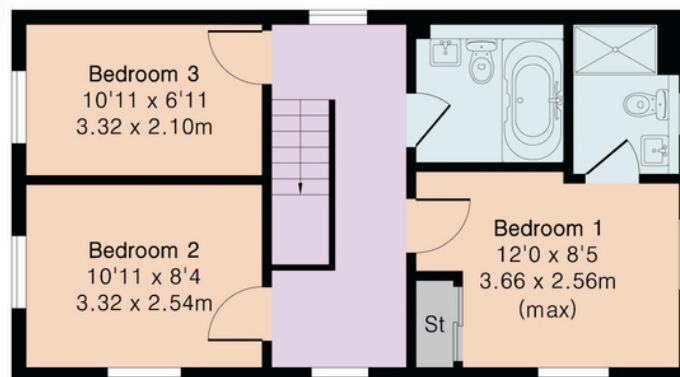
Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 463 sq ft – 43 sq m

Garage Area 207 sq ft – 19 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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS