



21 Tyburn Glen, Didcot, OX11 7UH
Offers In The Region Of £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Positioned in a quiet cul-de-sac within the established Ladygrove development is this three bedroom semi-detached home with garage.

Ideally located within short walking distance to Didcot Parkway Train Station, the property is positioned toward the end of a residential cul-de-sac and benefits from an attached single garage as well as driveway off street parking. Its ground floor accommodation comprises of an entrance hall, W/C, spacious reception room, dining area, kitchen and UPVC lean to conservatory with bi-folding doors on to the rear garden. To the first floor are three proportioned bedrooms along with a well presented family bathroom.

To the rear of the property is an excellently maintained rear garden offering an abundance of well stocked and matured shrub lined borders, sizeable patio area, artificial lawn, pergola covered seating area currently occupied by a hot tub and summer house.

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.



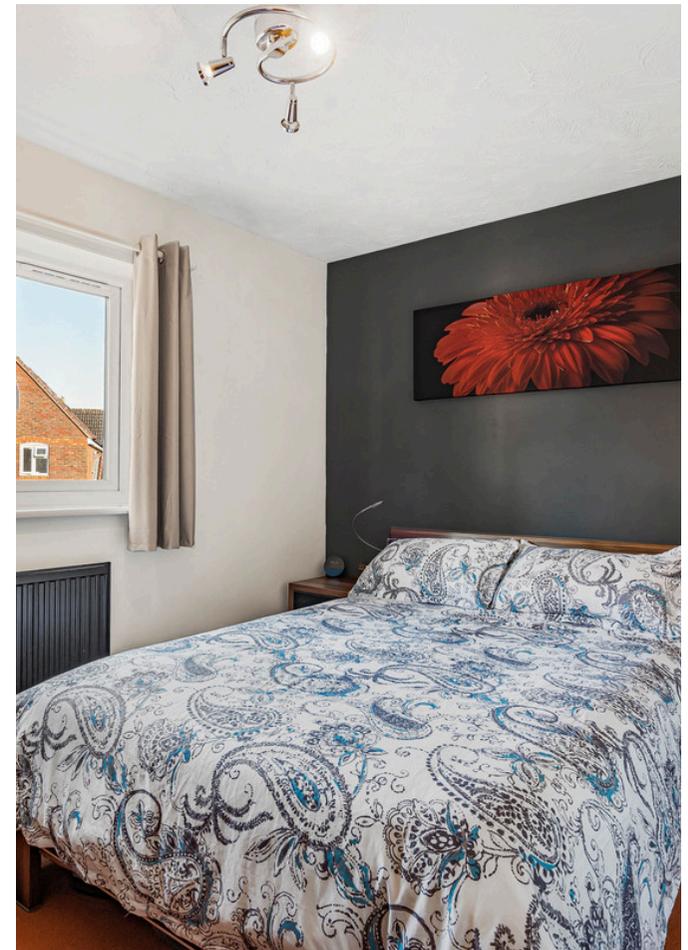


Key Features

- Garage and driveway off street parking
- UPVC lean to conservatory with bi-folding doors leading to the rear garden
- Newly installed gas boiler by current owners in 2025
- Within walkable distance to Didcot Parkway which offers mainline services to London Paddington within 40 minutes
- Cul-de-sac location
- EPC Rating: C
- Council Tax Band: C

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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 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.

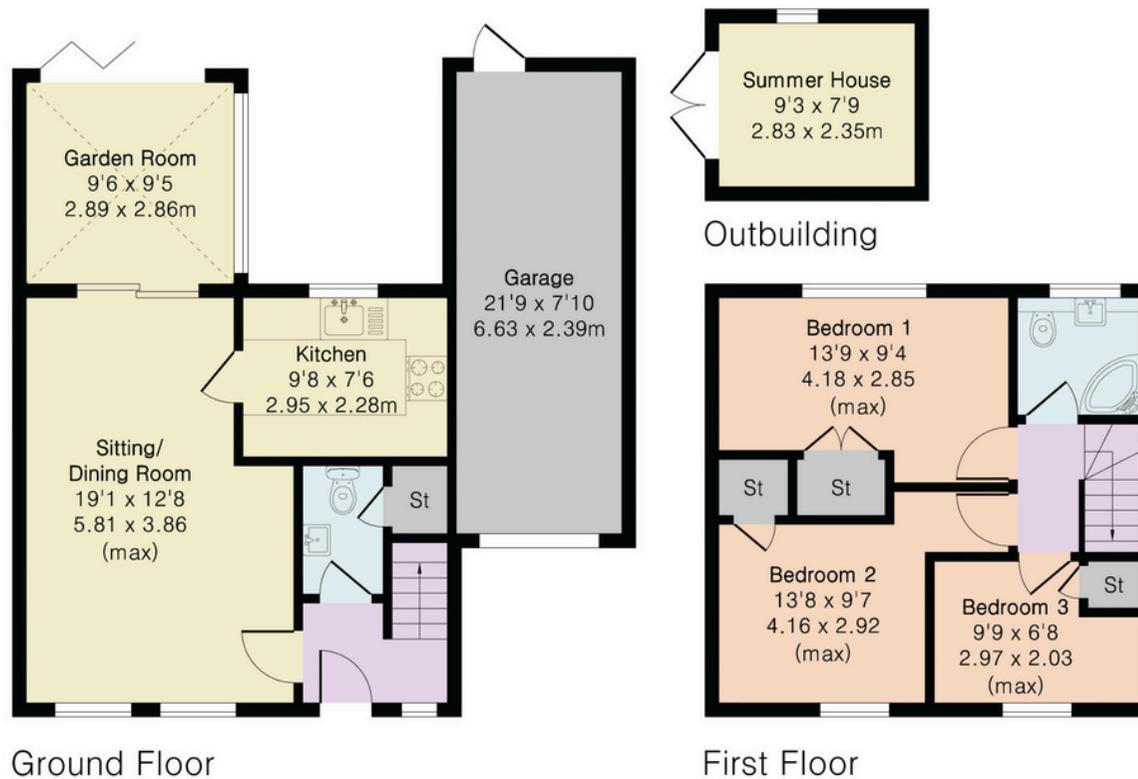
**Approximate Gross Internal Area 860 sq ft - 80 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 380 sq ft – 35 sq m

Garage Area 171 sq ft – 16 sq m

Outbuilding Area 72 sq ft – 7 sq m



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