



10 The Styles, Didcot, OX11 0HX
£345,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated at the end of a quiet cul-de-sac is a three bedroom semi detached house positioned in the sought after village of Harwell.

The property comprises a porch way, living/dining room with space for both seating and dining furniture, modern fitted kitchen, conservatory, and downstairs WC.

To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from a garage, driveway providing off-street parking, and an enclosed rear garden which is low maintenance and well kept. The property benefits from privately owned solar panels, helping to provide significant savings on energy bills throughout the year.

Material information to note;

The extension to the side and rear is of standard construction and the rest of the property is of non standard construction; known as Reema Conclad. Electric storage heating. Mains water, electricity and drainage. Private driveway parking. Broadband (standard to superfast) available via Ofcom checker. Low flood risk as per government data. No known adverse planning permissions. Covenants/easements available on request. As with many pre-1999 properties, asbestos may be present in some materials (e.g. Artex ceilings, tiles, boards), which is generally safe if undisturbed. Buyers should seek their own advice. The house has solar panels.



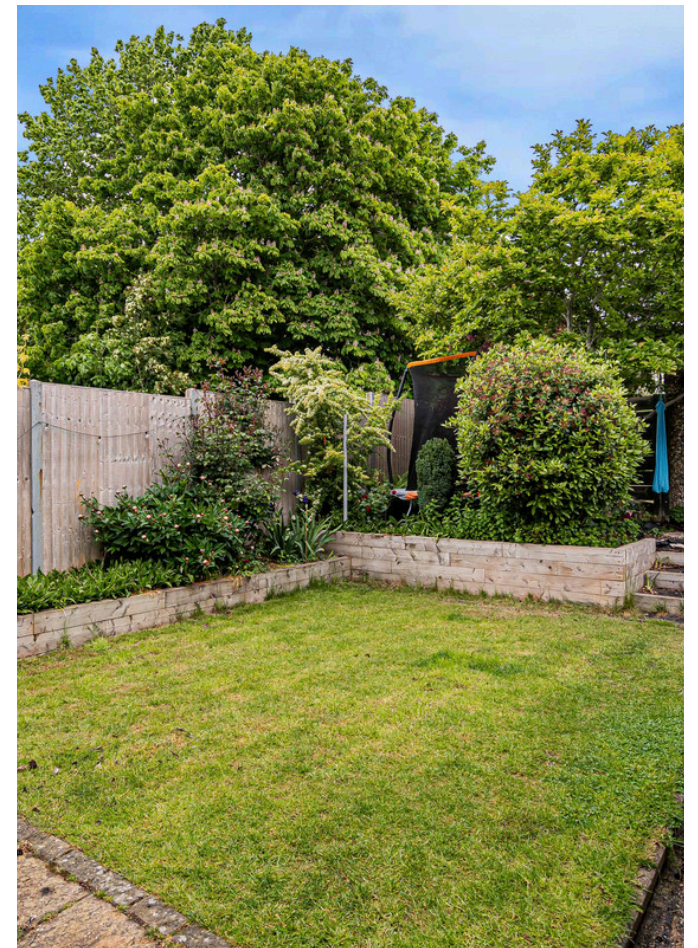


Key Features

- Cul-de-sac location.
- Situated within the popular village of Harwell.
- Private driveway with access to a garage.
- Three bedroom semi detached home.
- Solar panels.
- Council Tax Band: C

The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school and nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.

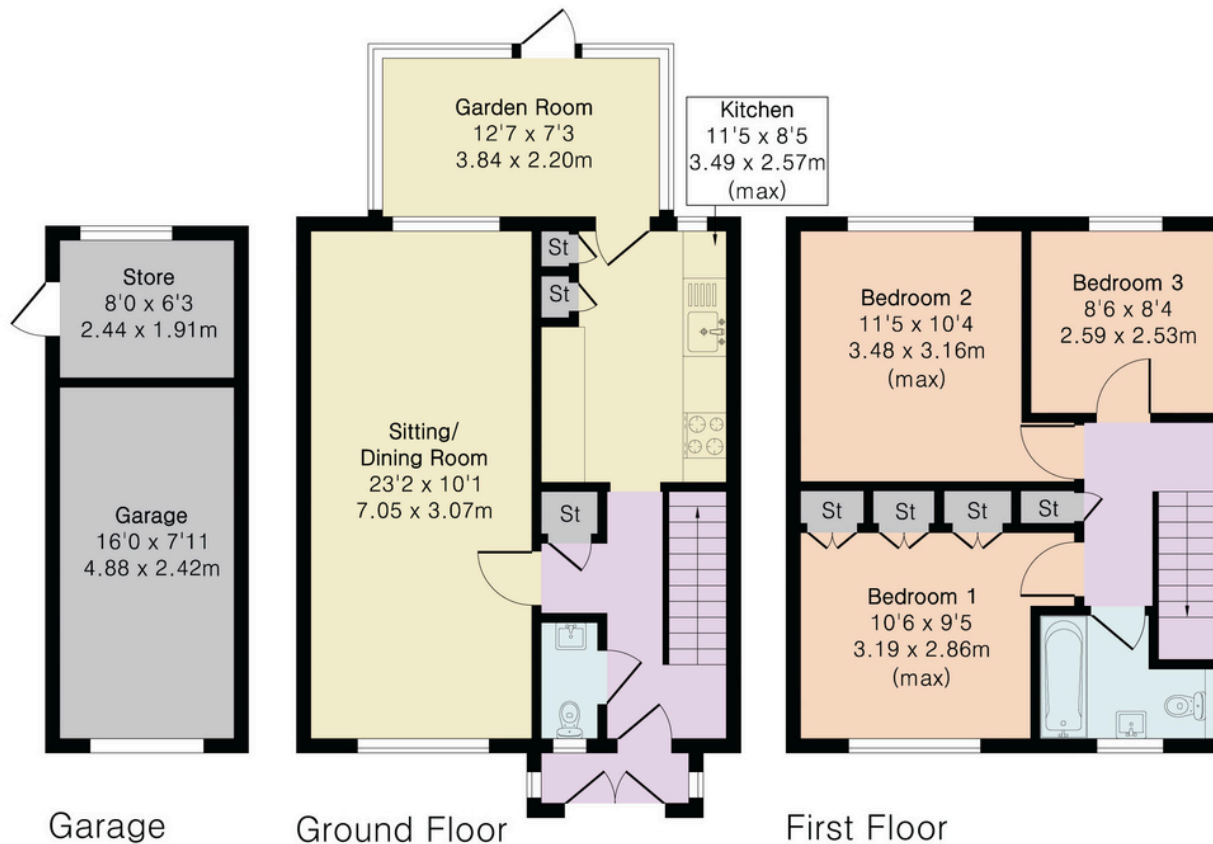


Approximate Gross Internal Area 995 sq ft - 93 sq m (Excluding Garage)

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 438 sq ft – 41 sq m

Garage Area 180 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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