



76 Sir Frank Williams Avenue, Didcot, OX11 6DR  
£389,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented three-bedroom, three storey townhouse located within close proximity to Boundary Park.

Situated on the highly desirable Great Western Park Development, this well-appointed family home comprises accommodation of entrance hall, cloakroom, generous sized kitchen and a spacious lounge with UPVC French doors leading to the rear garden. On the first floor there are two well-proportioned bedrooms overlooking the front and rear of the property a modern bathroom with three piece suite. On the second floor there is a large and very impressive principal bedroom with fitted wardrobes and an en-suite shower room.

To the rear of the property is a private and secluded west facing garden with rear access to a double garage, which sits underneath a neighbouring coach house. The double garage offers off street parking internally or to the front.

To fully appreciate the presentation and versatile accommodation viewings are highly recommended.

Some material information to note:  
The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there may be some limited coverage with some phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding. For any information regarding charges on the property then please contact the agent. Please be advised that the properties double garage forms a part of the leasehold for the neighbouring property which is 999 years as of January 2014 and a peppercorn ground rent is due to the freehold of the coach house).



## Key Features

- Double garage with off street parking to the rear of the property
- Three double bedrooms
- Immaculate presentation throughout
- Within short walking distance to Transport link with direct bus services to Didcot Parkway Train Station
- En-suite to the principal bedroom spanning the entire top floor
- Kitchen with integrated appliances
- Council Tax Band: C

## The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. The town of 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



**Approximate Gross Internal Area**  
 Ground Floor = 38.8 sq m / 418 sq ft  
 First Floor = 38.5 sq m / 414 sq ft  
 Second Floor = 30.8 sq m / 331 sq ft  
 Garage = 36.9 sq m / 397 sq ft  
 Total = 145 sq m / 1,560 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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