



22 Anderson Street, Didcot, OX11 9GP

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

New to the market is this beautifully presented three bedroom semi detached home, situated on Willowbrook Park in Didcot.

Built by Croudace in 2024, this modern property has been meticulously maintained and still benefits from the NHBC warranty.

The ground floor accommodation includes an entrance hall, downstairs WC and spacious living room to the front. Moving further into the house there is an open plan kitchen/diner.

To the first floor there are three bedrooms including a principal bedroom with an en-suite shower room, together with a family bathroom; all in immaculate condition.

Some material information to note:

The property is of brick construction and is connected to mains gas, electricity, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent. There is a local estate charge of £268 per year.





Key Features

- No onward chain.
- Three bedroom semi detached home.
- Car port with parking for two cars.
- Private south facing garden.
- En-suite in master room.
- EPC Rating: B
- Council Tax: D

The Location

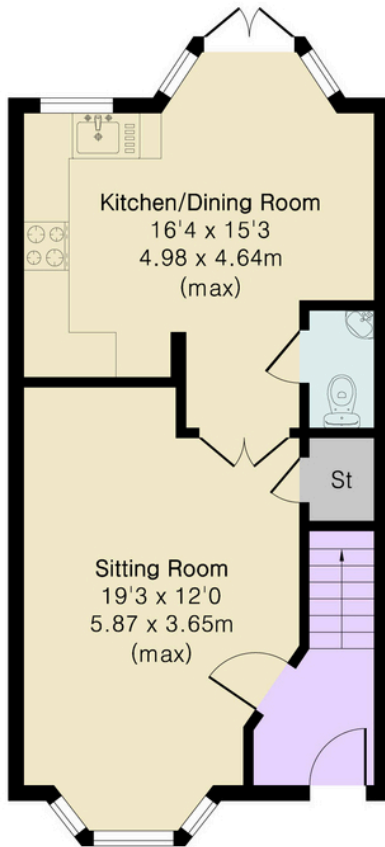
Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art 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).



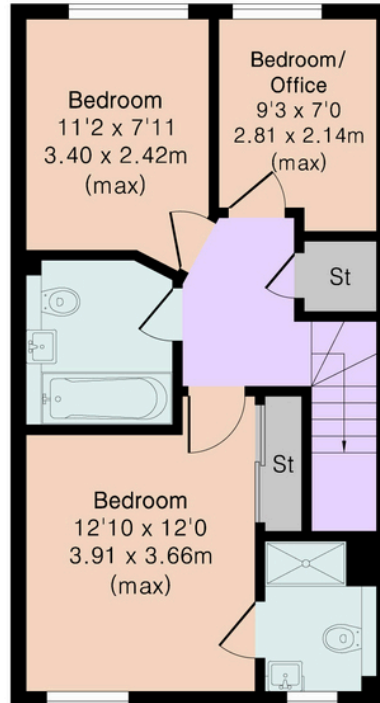
Approximate Gross Internal Area 916 sq ft - 85 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 445 sq ft – 41 sq m



Ground Floor



First Floor



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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