



Haydon Road, Didcot, OX11 7JB

£535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Being offered with no onward chain, we are delighted to bring to the market this charming 1930's house located within an approximate 4 minute walk of Didcot Parkway mainline train station, which provides excellent transport links to London, Oxford, Reading, Bristol and South Wales.

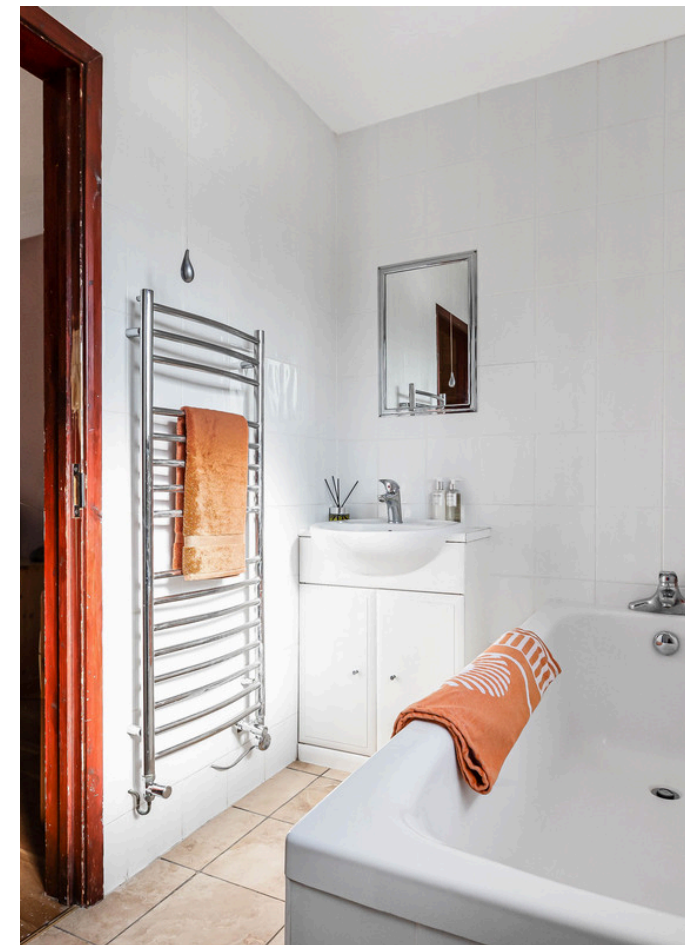
The accommodation features an entrance hall, cloakroom, living room/snug situated to the front of the property, an additional reception room with sliding doors opening onto the east-facing garden and an open-plan kitchen/diner, again with doors leading out to the enclosed, private garden.

On the first floor is a family bathroom, the principal bedroom is a really comfortable space with its own modern en-bathroom. There are also two further good sized double bedrooms, a well-proportioned single bedroom — giving you plenty of flexibility for a growing family, guests, or even a home office.

The rear garden extends to just under 70 feet and faces east, enjoying the morning sun and good natural light throughout the day. A bricked patio area sits immediately behind the house, with the remainder laid mainly to lawn with a shed positioned at the far end. A garage and driveway parking for several vehicles complete the property.

Haydon Road remains a popular and established residential setting, made up of attractive, mature homes and conveniently positioned for access to the town's shopping and leisure amenities, as well as the efficient Didcot Parkway train station.





Key Features

- No onward chain.
- Well-proportioned four-bedroom family home, ideally located in a central Didcot position close to local amenities.
- Just a 4-minute walk to Didcot Parkway train station, offering excellent commuter links to Oxford, Reading and London.
- Private, enclosed east facing rear garden.
- Generous off street parking for several cars.
- Spacious principal bedroom with en-suite bathroom.
- Council Tax Band: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.

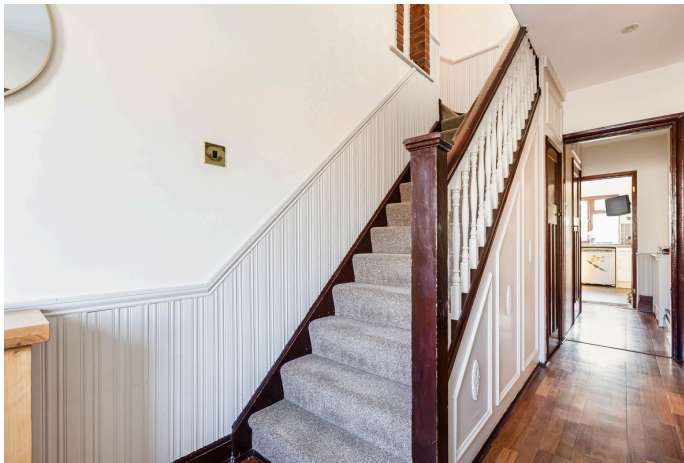
The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent. 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.



**Approximate Gross Internal Area 1630 sq ft - 152 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 719 sq ft – 67 sq m

Outbuilding Area 77 sq ft – 7 sq m



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



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.

**THOMAS
MERRIFIELD**
SALES LETTINGS

**THOMAS
MERRIFIELD**
SALES LETTINGS