



East Hagbourne, Didcot, OX11 9JS

£500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An immaculately presented detached family home located within this desirable 90's cul-de-sac in East Hagbourne village.

Positioned towards the end of this quiet cul-de-sac, this well-loved family home offers driveway parking to the front of the single attached garage for two vehicles and a gated side access leading to the sizeable rear garden.

A covered storm porch leads into an entrance hall, with the ground floor accommodation comprising a cloakroom, family sitting room with bay fronted window and glass double doors leading to a stylishly renovated kitchen/dining room with fitted breakfast bar and a UPVC conservatory with French doors leading to the rear garden's patio.

On the first floor are three well-proportioned bedrooms, with the largest of these being accompanied by an en-suite shower room, a renovated family bathroom serves the remaining bedrooms.

To the rear of the property is a mature south facing garden laid to lawn with an area of patio, shrub borders lining some of the close board fencing and a timber shed.



East Hagbourne is a pretty village with a particularly picturesque main street, situated just 2.5 miles south of central Didcot. The village boasts an excellent village primary school & nursery, pub and garage with community shop and Post Office.



## Key Features

- Quiet cul-de-sac location
- Within walkable distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- Conservatory off of the stylish re-fitted & open plan kitchen/ dining room
- En-Suite shower room with rainfall shower to the principle bedroom and re-fitted family bathroom
- Garage and driveway parking to the front of the property
- South facing garden
- EPC Rating: D
- Council Tax band: E



## The Location

East Hagbourne is a pretty village with a particularly picturesque main street, situated just 2.5 miles south of central Didcot. The village boasts an excellent village primary school & nursery, pub and garage with community shop and Post Office.

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and an excellent shopping complex The Orchard Centre complete with multiplex cinema Cornerstone Arts 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. Didcot Parkway offer mainline rail travel to London Paddington in approx. 40 minutes.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates fair mobile availability and mobile data is available with all major providers at this postcode with the possible exception of three. The government portal generally highlights this as an low risk postcode for flooding. 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.



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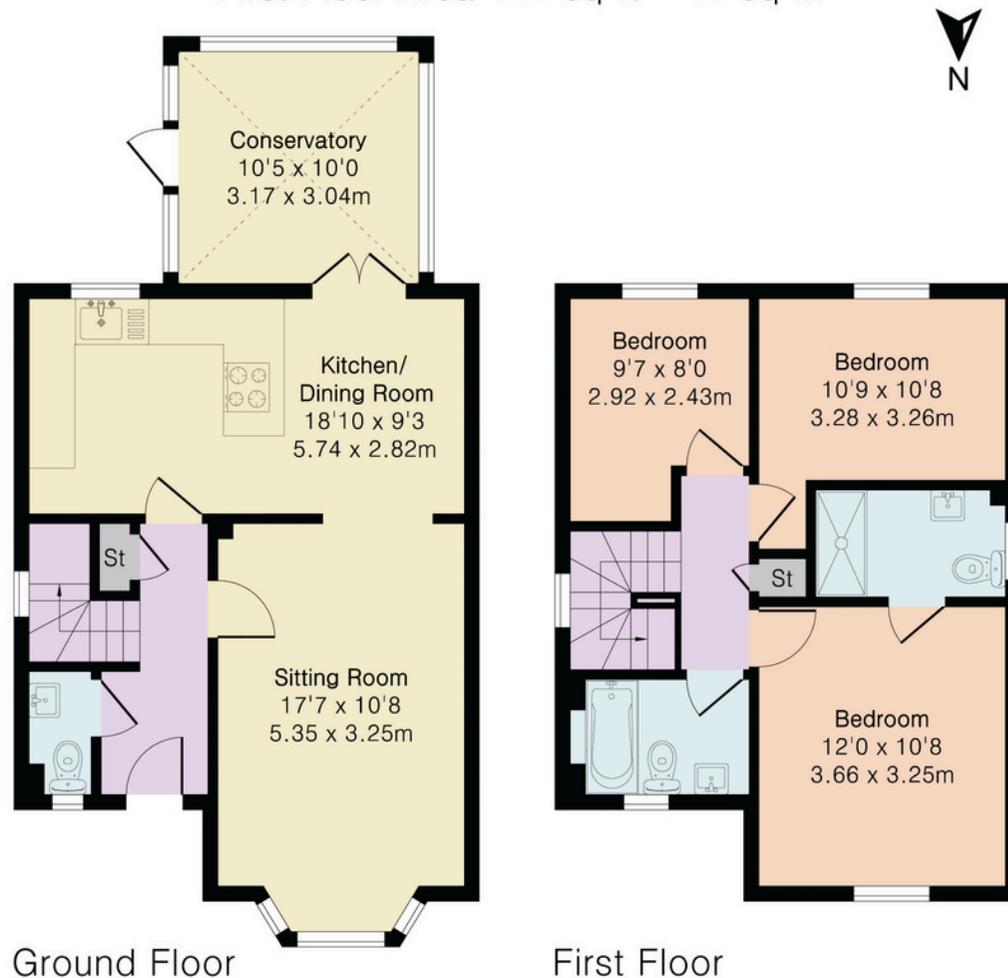
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## Approximate Gross Internal Area 1009 sq ft - 93 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 444 sq ft – 41 sq m



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