

Sapphire House 4 White Hart Way, Harwell, OX11 0FW

£375,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A particularly well presented three bedroom house quietly situated on the desirable Alder View development on the edge of Harwell Village.

This well designed property features a full width kitchen diner with French doors opening to the private rear gardens, a ground floor cloakroom, an en-suite shower to the main bedroom, detached garage and private driveway. There is a pretty west facing garden at the rear of the house with two patios, one adjoining the house and a further terrace with pergola at the far end of the garden. The property is offered as an end of chain purchase and an early viewing is recommended.

Some material information to note:
Tenure - Freehold
This property is connected to mains electricity, gas, water and drainage.
Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage (checker.ofcom.org.uk) According to GOV.UK Flood Risk, this property has a low water flood risk. Current residents of this development pay a year or monthly payment to Remus Estate Management Charge – the current occupier pays approximately £270 annually.
For further information relating to the Register of Title then please do get in touch.







Key Features

- Three bedrooms.
- Well fitted kitchen dining room with integrated dishwasher.
- En suite shower room and family bathroom.
- Gas central heating.
- Double glazed UPVC windows.
- Garage.
- Two car driveway.
- Pretty west facing gardens.
- Tenure - Freehold.
- EPC Rating: B

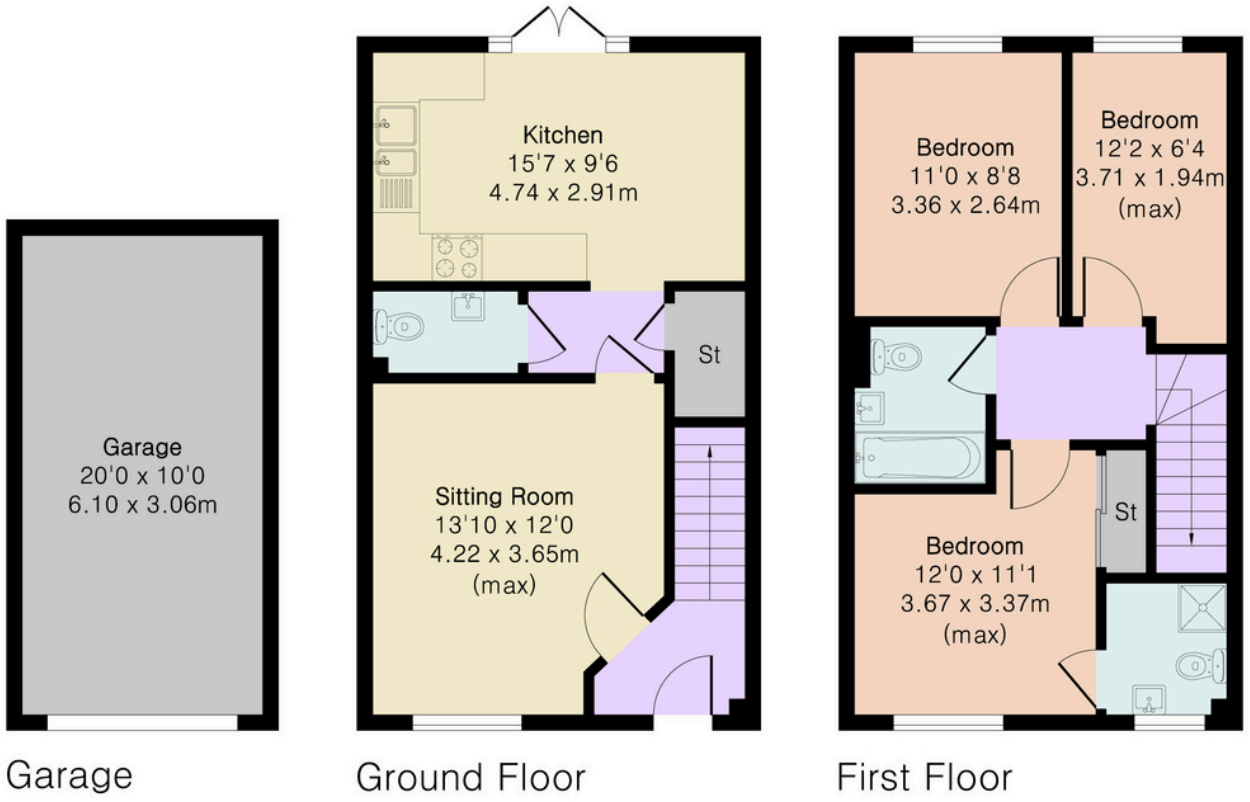
The Location

Alder view is a particularly well laid out development with extensive open green areas situated close to the heart of the village in easy walking distance (less than 1/2 of a mile) to village centre shops, school and village pub.

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, The Hart of Harwell pub and the village social club called The Harwellian. 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 860 sq ft - 80 sq m
(Excluding Garage)

Ground Floor Area 430 sq ft – 40 sq m
First Floor Area 430 sq ft – 40 sq m
Garage Area 201 sq ft – 19 sq m



PINKPLAN

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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