

Cherry Tree Road, Didcot, OX11 6DG

Guide Price £420,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Situated on the popular Great Western Park development, this well-presented three-bedroom detached home has plenty to offer.

The property benefits from off-street parking, access to a garage and a lovely south-west facing aspect. Mature trees surround the garden, providing a good degree of privacy, with the added benefit of not being overlooked.

Inside, the accommodation comprises an entrance hall, kitchen/diner, spacious living room and a conservatory which provides valuable additional living space. There is also a downstairs cloakroom.

Upstairs, there are three bedrooms, with the master bedroom benefiting from its own en-suite, alongside a separate family bathroom.

The property has been owned by its first owners since new and also benefits from solar panels on the roof, with a battery located in the garage. This helps to make the most of the energy generated and can help reduce monthly household bills.







Key Features

- Detached home situated within the Great Western Park development.
- Private south facing garden.
- Mature trees providing excellent privacy
- Master bedroom with en-suite
- Solar panels with battery storage
- Council Tax Band: D







The Location

In terms of location, the property is approximately 1.8 miles from Didcot Parkway, making it convenient for commuters. Everyday amenities are also close by, with a café, supermarket, pharmacy and other local facilities just 0.1 miles away.

Material Information

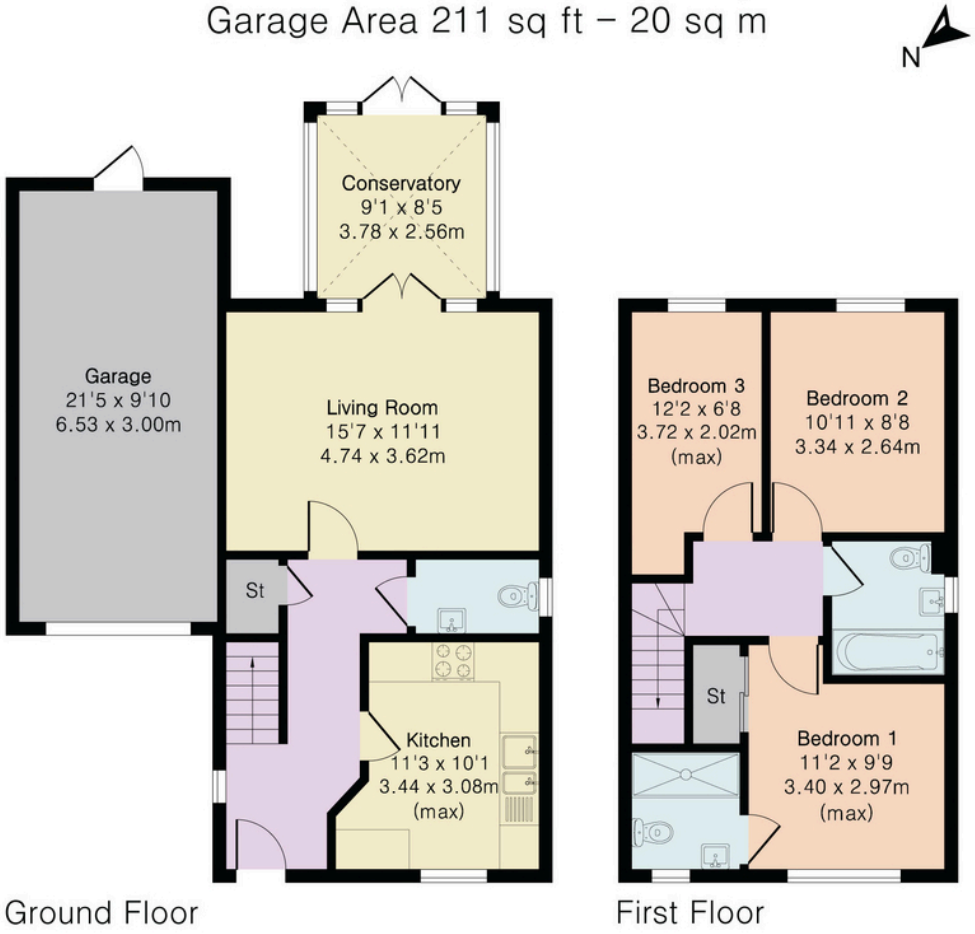
The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.

Approximate Gross Internal Area 944 sq ft - 88 sq m (Excluding Garage)

Ground Floor Area 513 sq ft – 48 sq m
First Floor Area 431 sq ft – 40 sq m
Garage Area 211 sq ft – 20 sq m



Ground Floor First Floor

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