



Diamond Way, Chilton, OX11 0TT
£367,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Positioned on the edge of the development with a cul-de-sac position is this three bedroom semi-detached house.

Situated on the popular Chilton Dene Development, this family home occupies a pleasant position on this cul-de-sac, which is within a stones throw of the highly sought after Chilton Primary School. Its accommodation offers an entrance hall, W/C, kitchen with integrated appliances, open living accommodation with UPVC French doors leading to the well maintained, mature rear garden. To the first floor are three bedrooms, a family bathroom as well as en-suite shower room accompanying the largest bedroom.

The property benefits from off- street parking for two vehicles adjacent to the property, gas central heating, immaculate internal décor and UPVC double glazed windows.





Key Features

- Within very close proximity to the highly sought after Chilton Primary School and within close commuting distance to access to the A34 North & South Bound
- Southerly aspect rear garden which has been well maintained and benefits from external power supply
- Integrated kitchen appliances and fitted double oven
- Built-in wardrobes and en-suite shower room to the principle bedroom
- Off-street parking for two vehicles side by side, adjacent to the property
- Immaculate internal decor
- Council Tax Band: D
- EPC Rating: C



The Location

Chilton Fields is a well-planned development on the edge of Chilton Village. The property is within the Chilton County primary school catchment area and is well placed for easy access to the Harwell Science Park and the A34. Didcot is just 4 miles away offering shopping and leisure facilities and a fast connection to London Paddington from Didcot Parkway (40 mins) There is also a highly regarded and recently refurbished village pub called 'The Crown' as well as lovely walks along The Ridgeway and The Berkshire Downs directly from the development. A short walk to the Harwell campus also offers a vibrant outdoor food court known as 'DiSH' which offers an array of food choices and outdoor seating

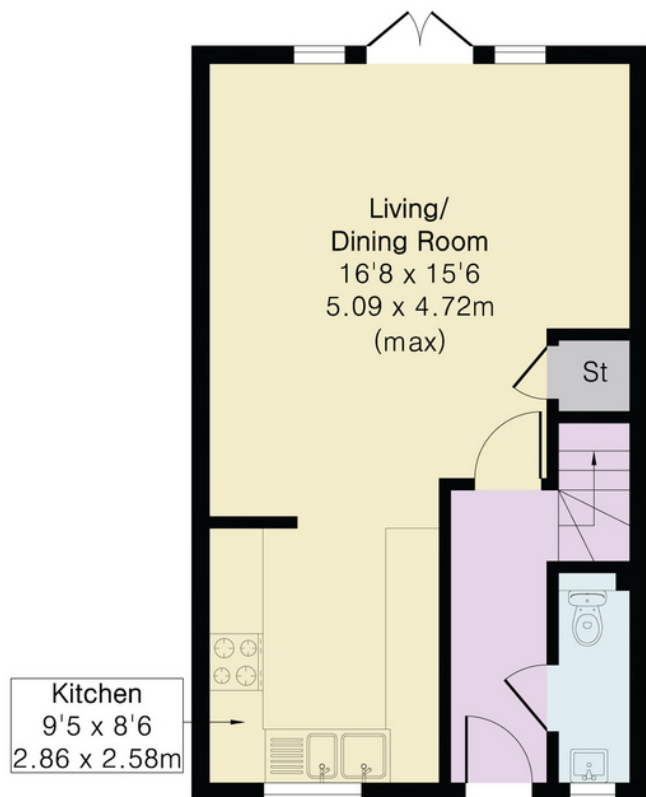
Some material information to note: Gas central heating. Mains water, electrics, mains drains. The property has off street parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.



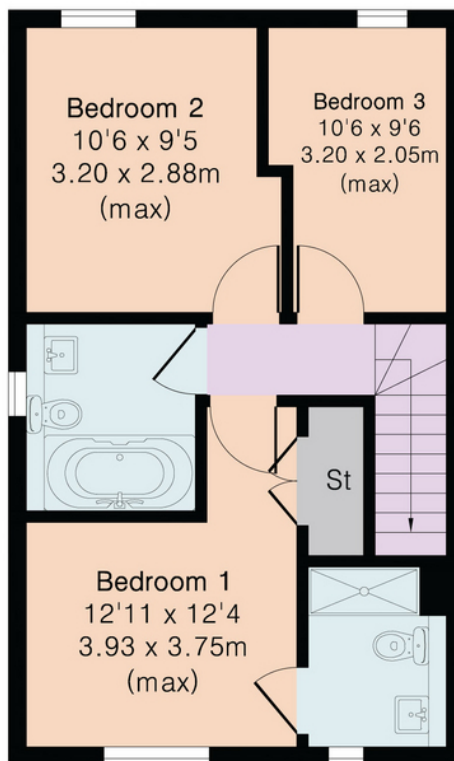
Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m



Ground Floor



First Floor

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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.

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