



The Styles, Harwell, OX11 0HX
Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-presented four-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the popular village of Harwell.

The ground floor offers a practical and flexible layout, including a porchway, downstairs WC, a comfortable family room, and a separate study. To the rear, the property opens into a spacious kitchen/dining room, forming the main hub of the home. Skylights and two sets of double French doors allow for plenty of natural light, while providing direct access to the garden. The kitchen itself is fitted with integrated appliances and a central island, offering both storage and workspace.

The first floor comprises three double bedrooms and a fourth smaller bedroom. The principal bedroom benefits from an en-suite, while a family bathroom serves the rest.

Outside, the rear garden is enclosed and laid to both patio and lawn, making it easy to maintain and suitable for a range of uses. There is also side access. To the front, a driveway provides off-road parking for several vehicles.





Key Features

- Four bedroom semi detached located at the end of a cul-de-sac.
- Situated within the popular village of Harwell.
- Hugely impressive open plan kitchen/diner.
- Off street parking for several cars.
- Large master room with a modern en-suite.
- EPC Rating: E
- Council Tax: C



The Location

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 and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.

Material information to note;
Electric heating. Mains water, electricity and drainage. Private driveway parking. Broadband (standard to superfast) available via Ofcom checker. Low flood risk as per government data. No known adverse planning permissions. Covenants/easements available on request. As with many pre-1999 properties, asbestos may be present in some materials (e.g. Artex ceilings, tiles, boards), which is generally safe if undisturbed. Buyers should seek their own advice. The property has Artex ceilings in two bedrooms and the downstairs W/C.



Thomas Merrifield and their clients give notice that:

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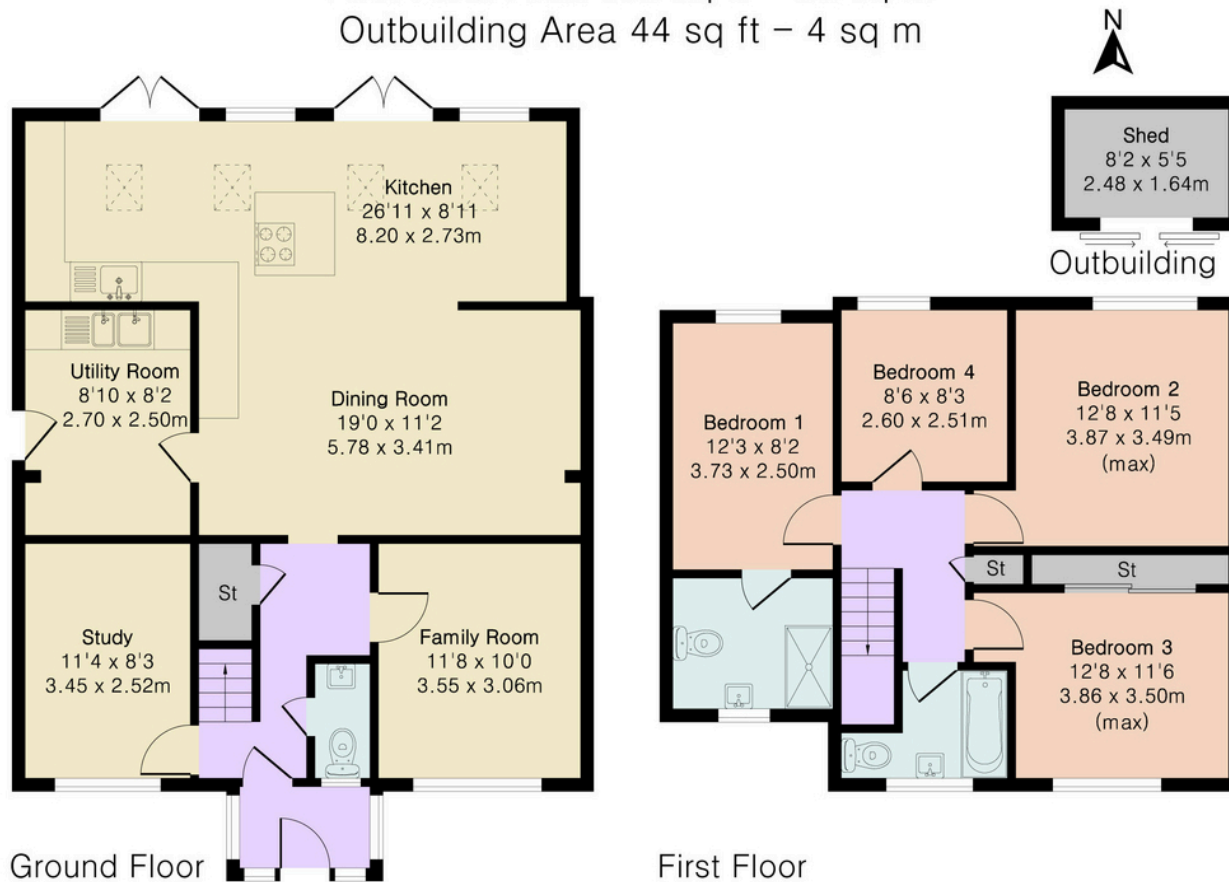
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1531 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 608 sq ft – 56 sq m

Outbuilding Area 44 sq ft – 4 sq m



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