



Cornflower Close, Didcot, OX11 6ES

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on a popular side road within Great Western Park, just moments from Boundary Park, this fantastic two-bedroom end-of-terrace home has been beautifully finished by the current owners and offers an excellent opportunity for first-time buyers, young families or those looking to downsize. The property combines well-proportioned accommodation with an impressive rear garden, two allocated parking spaces and additional visitor parking nearby.

The ground floor begins with a welcoming entrance hall and convenient cloakroom with WC. The well-appointed kitchen provides an excellent range of storage and worktop space alongside integrated appliances, while to the rear is a spacious living room overlooking the garden. This comfortable reception space provides plenty of room for relaxing and entertaining, with a pleasant outlook across the rear garden.

Upstairs, the first floor comprises two good-sized bedrooms, offering comfortable and versatile accommodation, alongside a modern family bathroom.

Beautifully presented throughout and combining a great garden, excellent parking and a convenient position close to Boundary Park, this is a superb home in one of Didcot's most established modern communities.

Externally, the rear garden is a particular feature of the home, providing an excellent outdoor space that is predominantly laid to lawn and complemented by a double-width garden shed, offering plenty of useful storage. To the front of the property are two allocated off-street parking spaces, with further visitor parking available nearby.





Key Features

- Beautifully presented two-bedroom end-of-terrace home
- Popular Great Western Park side-road location
- Moments from Boundary Park and local amenities
- Spacious living room overlooking the rear garden
- Fantastic lawned garden with double-width shed
- Two allocated off-street parking spaces
- Council Tax Band: C





The Location

Great Western Park has become one of Didcot's most popular modern developments, offering a thriving community alongside an excellent range of everyday amenities. Residents benefit from local shops, cafés, schools and nurseries, play areas, sports facilities and extensive green spaces, with Boundary Park within close walking distance of the property and providing an excellent setting for recreation and time outdoors.

The development also offers convenient access into Didcot, where the Orchard Centre provides a wide selection of shops, cafés and restaurants alongside a multiplex cinema and the Cornerstone Arts Centre. Further leisure and sporting facilities can be found throughout the town.

For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 offers excellent road connections towards Oxford and links with the M40 to the north and M4 to the south.

Material Information

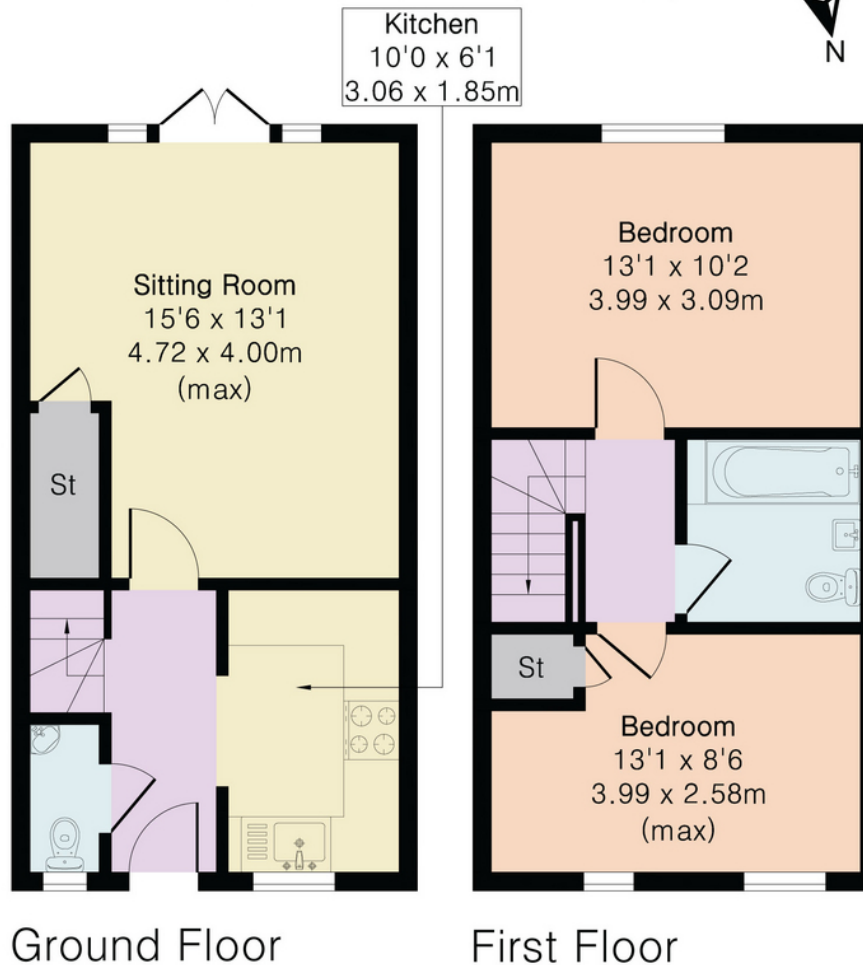
The property is Freehold, of brick-built construction and connected to mains gas, electricity, water and drainage. According to Ofcom, Ultrafast Broadband is available at the property and there is good mobile coverage across all providers. According to the GOV.UK Flood Risk service, the property is situated within an area identified as having a very low risk of flooding. For further information relating to the Register of Title, including any applicable rights, restrictions, covenants or easements, please contact the estate agent.



Approximate Gross Internal Area 682 sq ft - 64 sq m

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 341 sq ft – 32 sq m



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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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