



1 Saxons Way, Didcot, OX11 9RA

Offers Over £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located within a quiet section of Didcot, this four bedroom detached family home is situated on Millbrook development.

The accommodation comprises of an entrance hall, a spacious sitting room with French doors opening onto the rear garden and a generous kitchen/dining room ideal for family living. On the first floor are four bedrooms and a family bathroom.

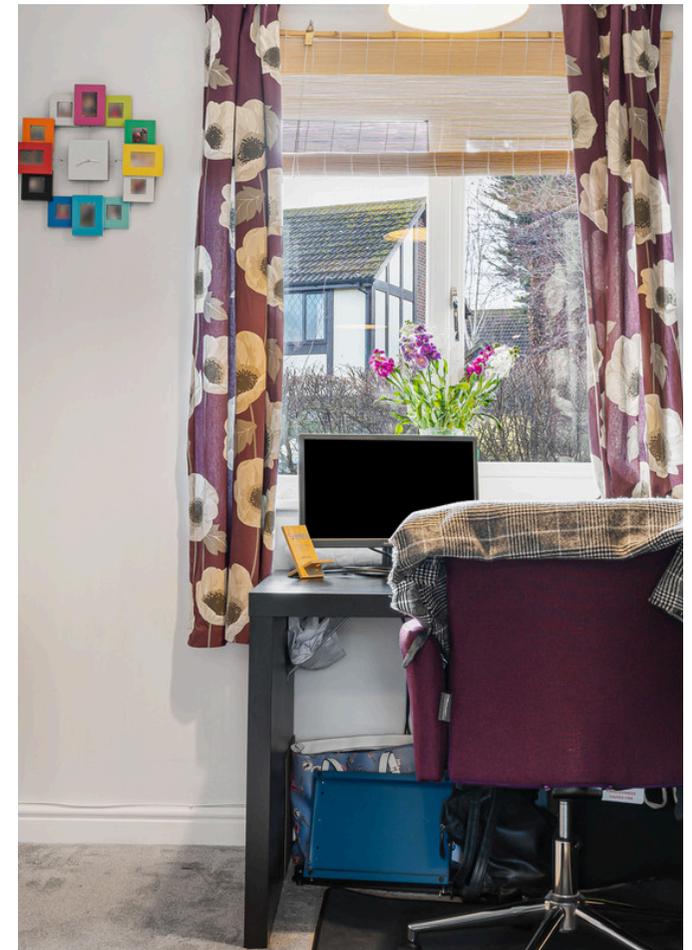
Externally, the property benefits from a garage, several off-road parking spaces and a well-maintained east facing rear garden.

Some material information to note:

The property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to ofcom, there is ultrafast broadband available at the property. According to ofcom, there is a good service on a range of mobile providers. According to GOV.UK Flood Risk this property is of a low flood risk. For any further information on the property then please contact the agent for further details.



Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



## Key Features

- Four bedroom detached family home.
- Ample parking with access to a garage.
- Cloakroom
- Sitting Room
- Kitchen/dining room
- Family bathroom
- Cul-de-sac location.
- Council Tax Band: E
- EPC Rating: C

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Thomas Merrifield and their clients give notice that:

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.

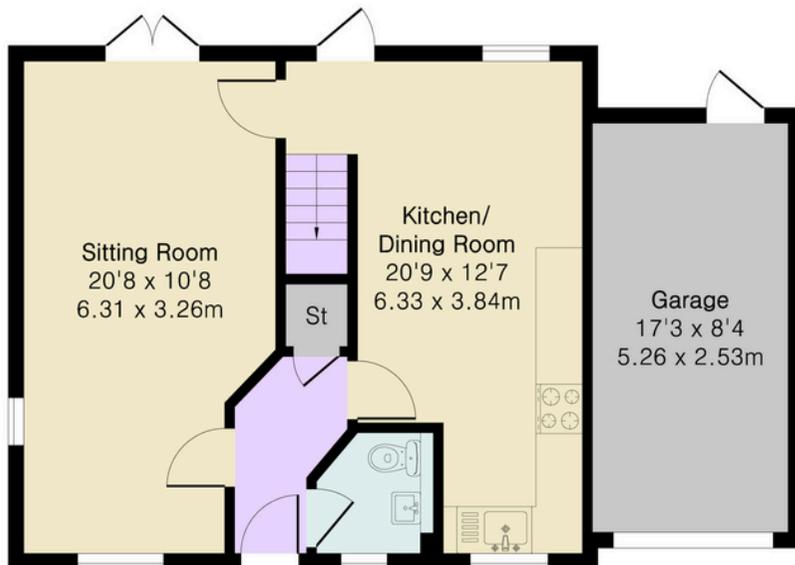
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 1000 sq ft - 93 sq m (Excluding Garage)

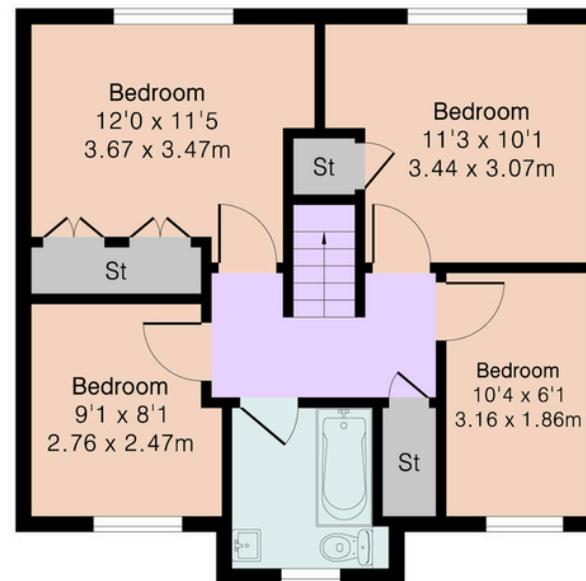
Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 507 sq ft – 47 sq m

Garage Area 143 sq ft – 13 sq m



Ground Floor



First Floor

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