



Joslin Crescent, Didcot, OX11 6JQ  
Offers In The Region Of £650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located on the popular Dida Gardens development, built by David Wilson to their sought after 'Holden' design is this executive four bedroom detached family home.

Coming to the market with NO ONWARD CHAIN, the property offers a contemporary and modern open-plan living space, combined with versatile reception space. The ground floor accommodation comprises of a cloakroom, home study, family sitting room, an open-plan kitchen/dining room with the kitchen offering an array of stylish upgrades including integrated appliances and Quartz worktops.

On the first floor and accessible from the main landing is the family bathroom and four sizeable and well proportioned bedrooms, with the principle bedroom being accompanied by an en-suite shower room.

Externally, the property offers off-street driveway parking to the front of the single garage and a gated side access leads to the landscaped and tiered rear garden.





## Key Features

- Inclusive fully operating Smart CCTV system
- Quartz kitchen worktops
- Karndean flooring throughout a large proportion of the ground and first floor
- Outward views to open green and play park
- Within walkable distance to Didcot Parkway Train Station which offers mainline services to London Paddington in 40 minutes
- No onward chain
- Estate Management Charge: £280.00 per annum (due in two installments of £140.00 per six months)
- EPC Rating: B
- Council Tax Band: E



## The Location

Some material information to note.

Tenure - Freehold

Estate Management Charge £280.00 paid in two instalments every 6 months to Warwick Estates. The property is of brick built construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to the register of title, please contact the agent.

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 from Didcot Parkway (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.

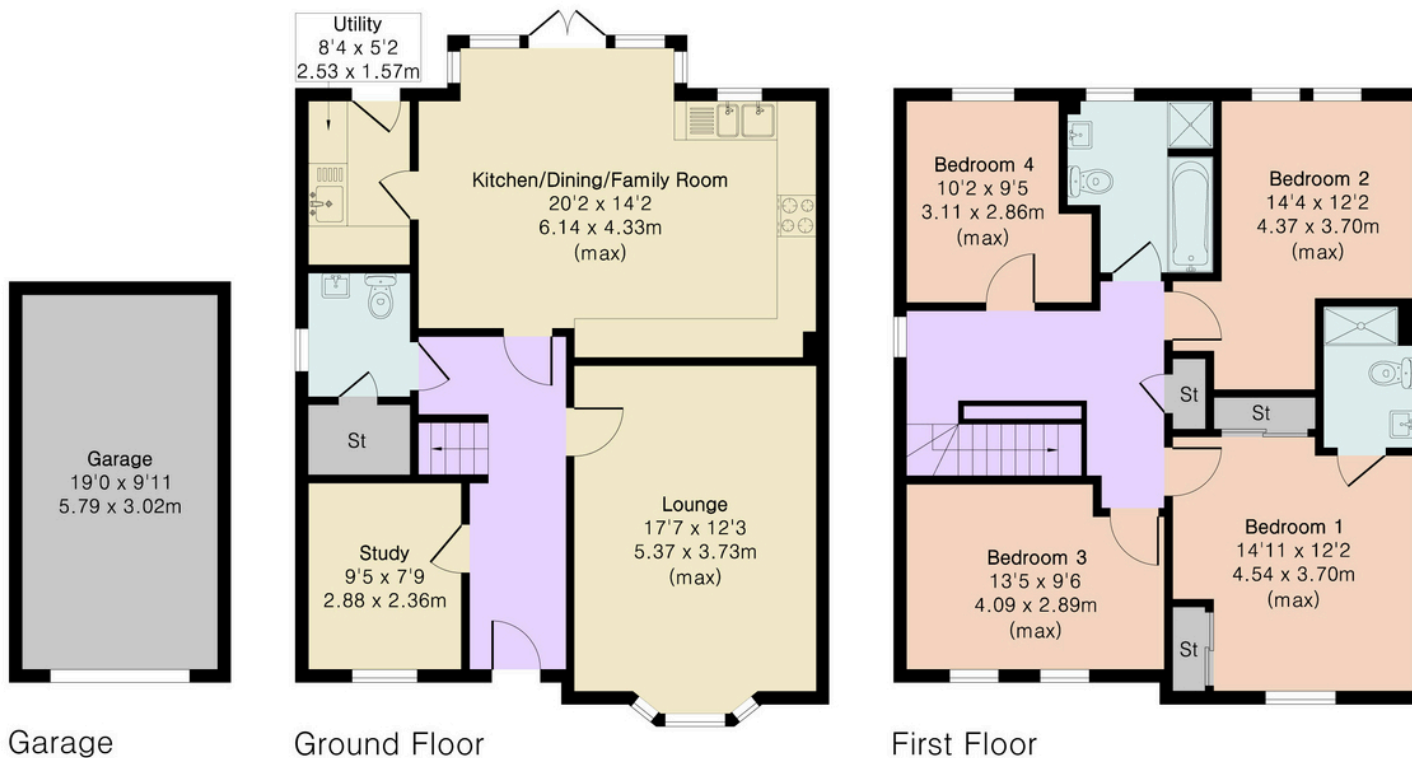
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 1543 sq ft - 143 sq m (Excluding Garage)

Ground Floor Area 789 sq ft – 73 sq m

First Floor Area 754 sq ft – 70 sq m

Garage Area 188 sq ft – 17 sq m



Garage

Ground Floor

First Floor

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS