



2 Anderson Street, Didcot, OX11 9GP  
£340,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well maintained and semi-detached home coming to the market complete with EV charger and car port.

Built by Croudace in 2024, this modern property has been meticulously maintained and still benefits from the NHBC warranty.

Upon entering, you'll find a welcoming hallway with a downstairs cloakroom, a spacious kitchen and a generous sitting/dining room featuring French doors that open out to the nicely maintained rear garden.

To the first floor, there are two double bedrooms, with the master bedroom boasting an en-suite, as well as a modern family bathroom.

Accessible via the sitting room or driveway, the rear garden is laid mostly to lawn and patio and has a shrub lined border and timber shed to the bottom of the garden. To the side of the driveway is off street parking for at least two vehicles.

Please be advised the floorplan is a mirror image.



Some material information to note:

The property is of brick construction and is connected to mains gas, electricity, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent.



## Key Features

- Off street driveway parking with car port
- Built by Croudace Homes in 2024 on their desirable Willowbrook Park development
- Two double bedrooms
- En-suite shower room to the principle
- EPC Rating: B
- Council Tax: C

## The Location

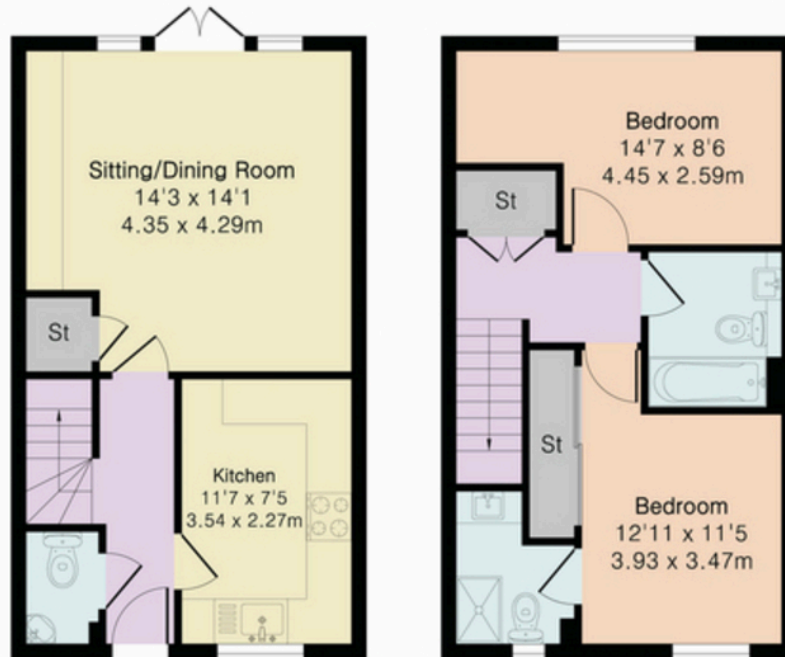
Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art 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).



**Approximate Gross Internal Area 742 sq ft - 68 sq m**

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 371 sq ft – 34 sq m



Ground Floor

First Floor



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.



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.

**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)

