



Orchard Way, Harwell, OX11 0LQ
£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in the popular village of Harwell is this beautifully maintained and renovated two-bedroom semi-detached bungalow offering stylish, comfortable accommodation, making it an ideal home for a range of buyers.

The property has been thoughtfully improved throughout with the benefit of complete rewiring and a brand new heating system installed by the current owners since 2023. Other notable renovations include a newly fitted contemporary kitchen, a modern fitted bathroom with three piece suite and landscaping to the front and rear gardens; offering reassurance and convenience for prospective purchasers.

The internal accommodation offers a spacious entrance hall, double bedroom, open plan sitting dining room via the removal of a wall to bedroom 2, which can comfortably be reinstated to add the second bedroom back in, family bathroom and newly renovated kitchen with integrated appliances.

Combining modern improvements with the convenience of bungalow living, this attractive home represents an excellent opportunity for buyers seeking a property that is turn key. Early viewing is highly recommended to fully appreciate the quality of presentation and improvements this lovely home has to offer.





Key Features

- Renovated throughout including full rewire and new heating system
- Renovated family bathroom and kitchen
- Driveway parking with scope to further expand
- Westerly facing and landscaped rear garden with mature shrub lined borders and outbuilding storage
- Within short walking distance to bus links to Didcot Parkway Train Station
- Potential to extend/ create loft conversion (subject to correct planning permissions)
- Council Tax Band: C





The Location

Orchard Way is made up of a variety of houses and bungalows built in the 1960's in a quiet corner of Harwell village. This thriving village has a range of facilities including a butcher's shop and village store primary school and nursery garage and busy village pub (The Heart of Harwell). Didcot is just 2 miles away and offers excellent shopping and leisure facilities together with a mainline rail connection to London (Paddington 45 minutes).

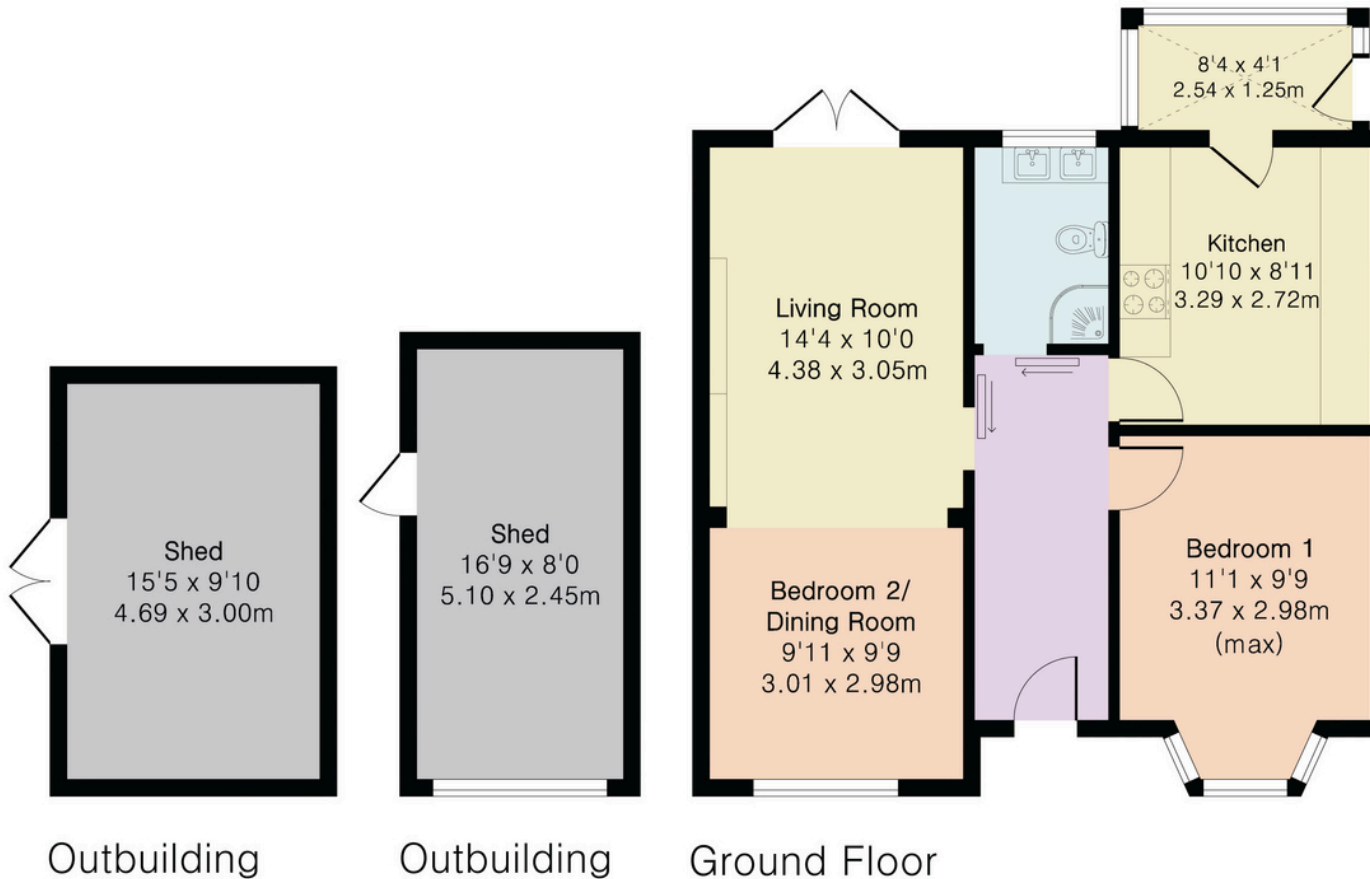
Material Information

The property is of a brick and tile 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). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. 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. For any further information relating to 'The Register of Title' then please contact the estate agent.



Approximate Gross Internal Area 646 sq ft - 60 sq m (Excluding Outbuilding)

Outbuilding Area 286 sq ft – 27 sq m



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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