



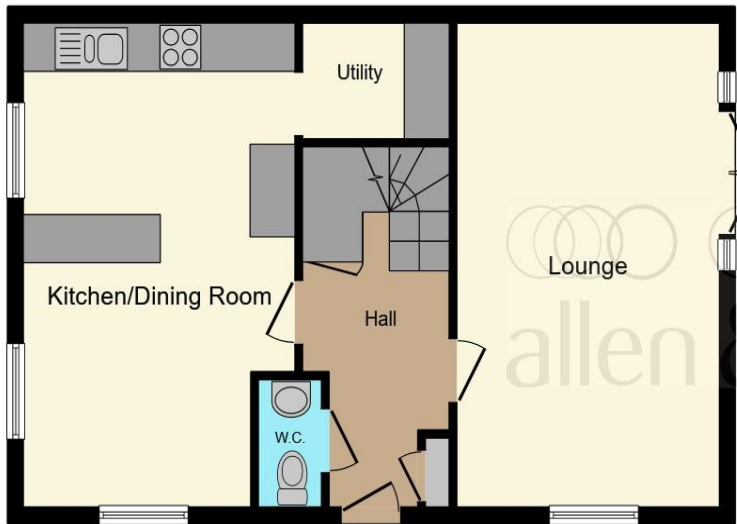
Linnet Grove, Didcot. OX11 6HZ

welcome to

Linnet Grove, Didcot

Allen & Harris are pleased to offer this well presented four bedroom detached property with views overlooking open countryside. In brief the ground floor of the property comprises entrance hall and cloakroom, living room with French doors to the rear garden and a kitchen dining room with utility room. To the first floor there are four bedrooms with en-suite to the master bedroom and a family bathroom. Outside there is a lawned front garden with pathway to front door, side access to the rear garden which is laid to lawn with flower and shrub borders. The property provides off-road parking for up to five cars, and a garage. Internal viewings recommended.





Ground Floor



First Floor

Entrance Hall

Downstairs Wc

Lounge

19' 8" x 11' 3" (5.99m x 3.43m)

Kitchen / Diner

19' 8" x 11' 8" (5.99m x 3.56m)

Utility

6' 6" x 4' 8" (1.98m x 1.42m)

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

En-Suite

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom Three

9' 11" x 9' 7" (3.02m x 2.92m)

Bedroom Four

10' x 8' 3" (3.05m x 2.51m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Linnet Grove, Didcot

- Detached House
- Four Bedrooms
- En-suite to Master Bedroom
- Kitchen Dining Room
- Garage & Driveway parking for up to 5 cars

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£540,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106871



Property Ref:
DID106871 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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