



10 Chequers End, Harwell, OX11 0FZ
£495,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within the popular Alder View development on the edge of Harwell Village and built to Taylor Wimpey's 'Midford' design, is this stylish and well presented four bedroom detached family home with a pretty landscaped rear garden.

The property comprises of; entrance hall, spacious lounge, cloakroom and a generous sized kitchen diner with integrated appliances and utility room with the added bonus of French doors leading out onto a landscaped and pretty west facing rear garden with the addition of an outdoor kitchen/bar area.

On the first floor there are four bedrooms with an en-suite shower room to the principal bedroom plus a family bathroom. To the side of the property is a garage with light and power and driveway parking for two vehicles. Other benefits include gas fired central heating, UPVC double glazed windows and the property falls within the HNBC warranty.

For the size position and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure - Freehold

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast

Broadband are available (checker.ofcom.gov.uk) Mobile

Coverage - according to Ofcom, there is good coverage

(checker.ofcom.gov.uk) According GOV.UK Flood Risk, this property has a low water flood risk. Current residents of this development pay a yearly management estate charge of approximately £250 to Remus. For further information relating to the Register of Title then please contact the estate agent.





Key Features

- Four bedroom detached family home built to Taylor Wimpeys 'Midford' design.
- Spacious kitchen diner with integrated appliances and utility room.
- Driveway parking and garage with light and power.
- Landscaped west facing rear garden,
- En-suite shower room to principal bedroom
- £250 annual estate management charge to Remus.
- Located on the popular Alder View development.
- Tenure - Freehold.
- Council Tax Band - E.

The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school & nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 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.

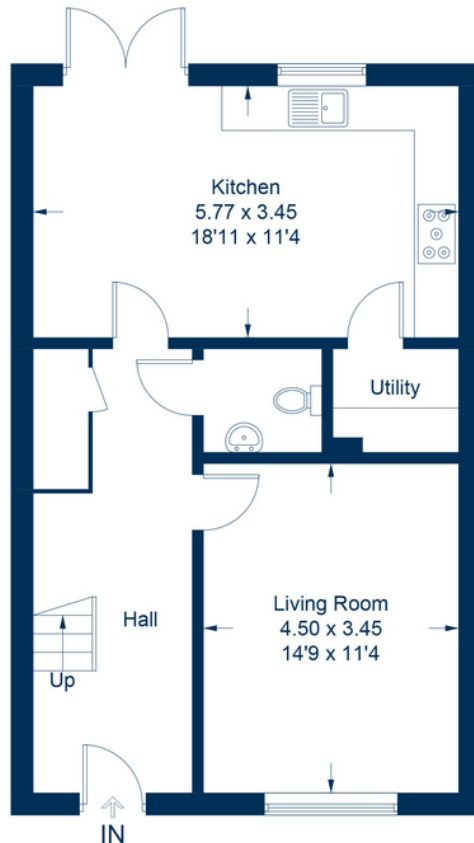
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

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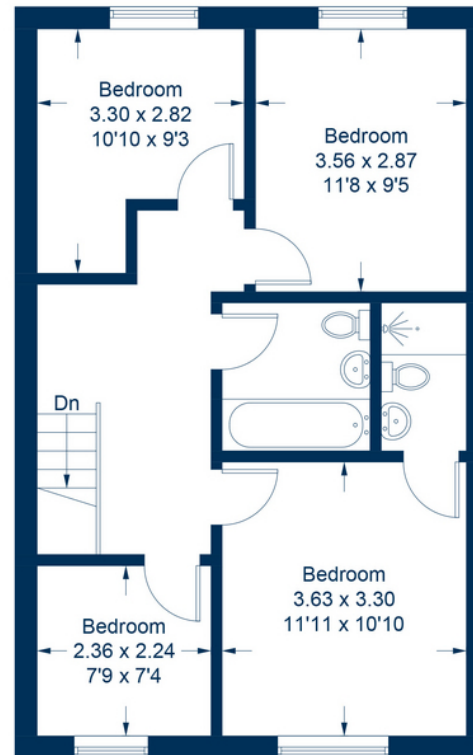
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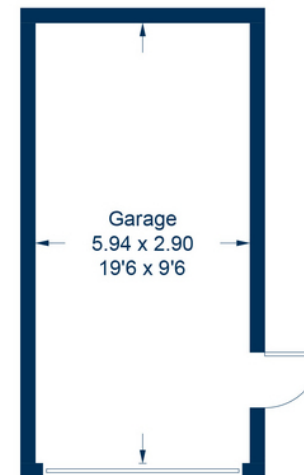
Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
First Floor = 55.4 sq m / 596 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 127.9 sq m / 1,376 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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