



Hawthorn Place, Didcot, OX11 6BF

Offers Over £435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This individual four-bedroom, three-bathroom extended family home situated in the sought-after location of Great Western Park just a stones throw from Boundary Park.

The ground floor features a welcoming entrance hall with high-gloss tiled flooring leading to a generously sized living room filled with natural light. The open-plan kitchen/dining area with glass vaulted ceiling offers a fantastic entertaining space, as well as boasting modern appliances, ample storage and a large dining space with patio doors leading to the rear garden. A cloakroom, double bedroom with en suite, complete the ground floor accommodation.

On the first floor are three well-proportioned bedrooms, including a master suite with an en-suite. The remaining bedrooms share a beautifully presented and fully tiled family shower room with contemporary fixtures and finishes. The property also benefits from driveway parking, air-conditioning throughout and gas central heating.

To fully appreciate the presentation and unique nature of this family home, viewings are highly recommended.





Key Features

- Closed onward chain
- Immaculately presented throughout
- Air conditioning throughout
- Kitchen diner with vaulted ceiling and integrated appliances
- Driveway parking
- Desirable location
- Four Bedrooms
- Two en-suites plus family shower room
- EPC Rating C
- Council Tax C



The Location

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers with the possible exception of three network are available at this postcode. The government portal highlights this as a very low risk/unlikely area for surface water flooding. Details of any covenants or easements are available on request from the estate agent.

Didcot offers comprehensive leisure and sporting facilities for all ages with a shopping complex 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.

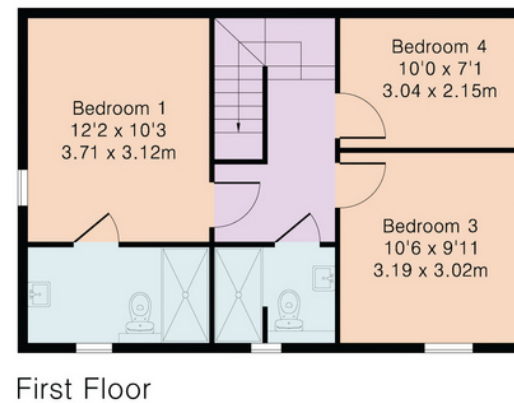
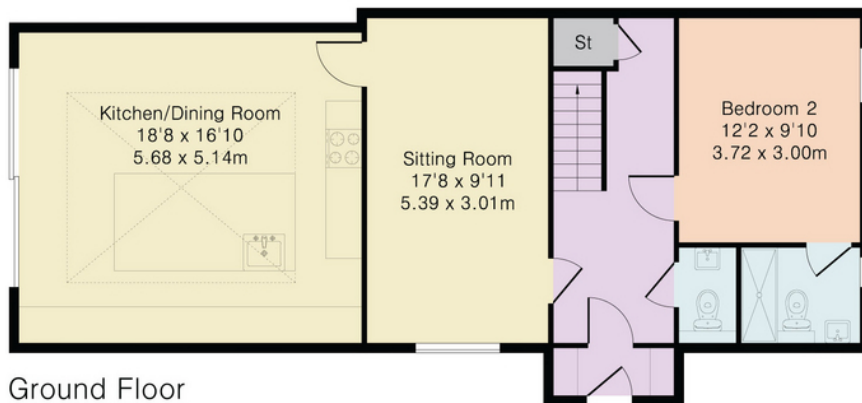
2. Any areas, measurements or distances are approximate.

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 1284 sq ft – 119 sq m

Ground Floor Area 811 sq ft – 75 sq m

First Floor Area 473 sq ft – 44 sq m



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