



40 Evenlode Drive, Didcot, OX11 7XQ
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom family home, situated on the popular Ladygrove development and situated within 0.4 miles of Didcot Parkway railway station. The property comprises of, entrance hall, kitchen, a spacious lounge diner which leads to a generous sized conservatory. On the first floor there are three good sized bedrooms and a modern family bathroom. Other benefits include a private and enclosed south facing rear garden, driveway parking for multiple vehicles and a garage with light and power. For the presentation and location to be fully appreciated a viewing is highly recommended.

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics, mains drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. Properties built or renovated pre-2000 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 as we have not carried out a survey We are not aware of any planning permissions in place which would negatively affect the property. For any further information relating to the Register of Title can be requested from the estate agent.





Key Features

- Three bedroom family home situated on the popular Ladygrove development.
- Driveway parking for multiple vehicles and garage.
- Generous sized living dining room.
- Private and enclosed south facing rear garden.
- Conservatory.
- 0.4 miles from Didcot Parkway railway station.
- Tenure - Freehold.
- Council Tax Band Checker - D.
- EPC Rating - C.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre 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 approx. 40 minutes.

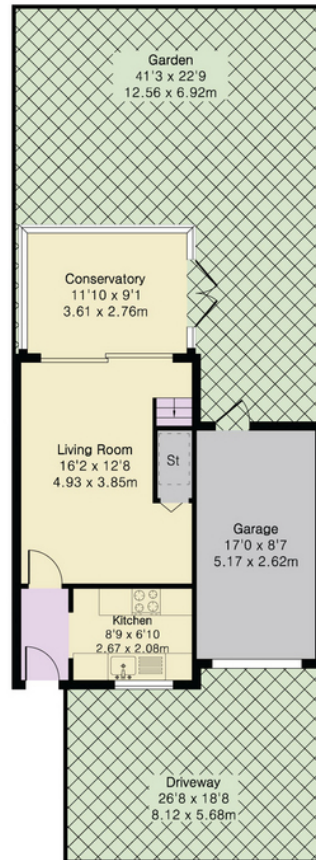


**Approximate Gross Internal Area 860 sq ft - 80 sq m
(Excluding Garage)**

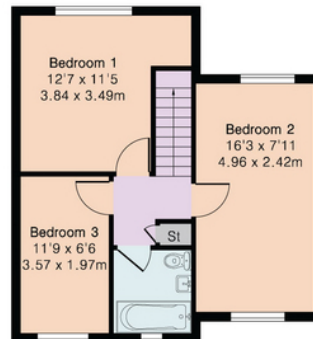
Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 145 sq ft – 14 sq m



Ground Floor



First Floor

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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