



### 17 Barn Owl Way, Didcot, Oxfordshire, OX11 6EG

A beautifully presented three bedroom, double fronted, semi detached property situated within the desirable Great Western Park. The property features a stylish kitchen diner with added utility, cloakroom, plus a bright and airy living room with patio doors leading to predominantly lawned garden. On the first floor there are the three well proportioned bedrooms with a en-suite from the principal bedroom, plus a family bathroom. To the front there is off street parking for two vehicles. For the size, and location to be fully appreciated; viewings are highly recommended.

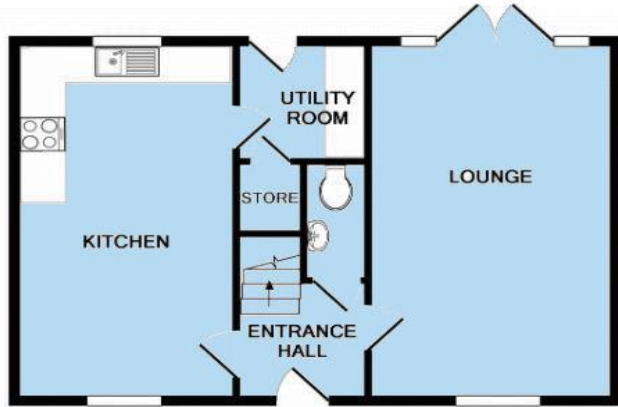
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead 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

THOMAS  
MERRIFIELD

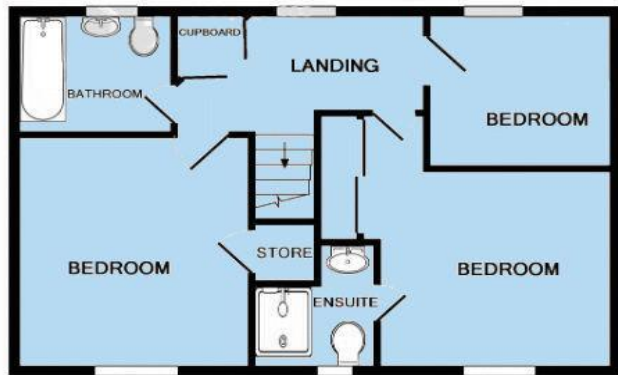
SALES LETTINGS

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**Price £369,950**



GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Double fronted semi-detached house
- David Wilson build
- Kitchen/Diner
- Utility & cloakroom
- Living room with patio doors to garden
- En-suite to principal bedroom
- Family bathroom
- Off-street parking for two vehicles
- EPC Rating: B
- Local Authority: South Oxfordshire District Council
- Council Tax Band: D
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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