



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

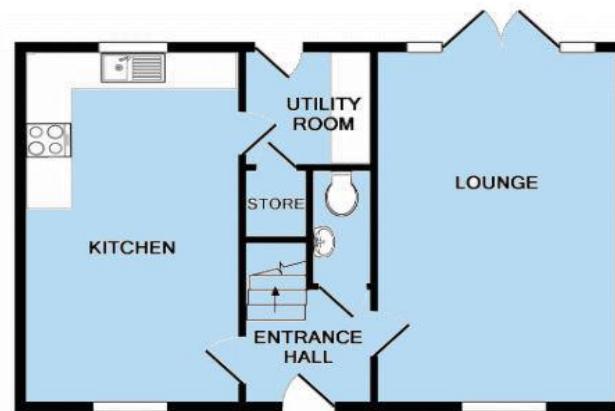
A beautifully presented three bedroom, double fronted, semi detached property situated within the desirable Great Western Park. The property features a stylish kitchen diner with added utility, cloakroom, plus a bright and airy living room with patio doors leading to predominantly lawned garden. On the first floor there are the three well proportioned bedrooms with a en-suite from the principal bedroom, plus a family a 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

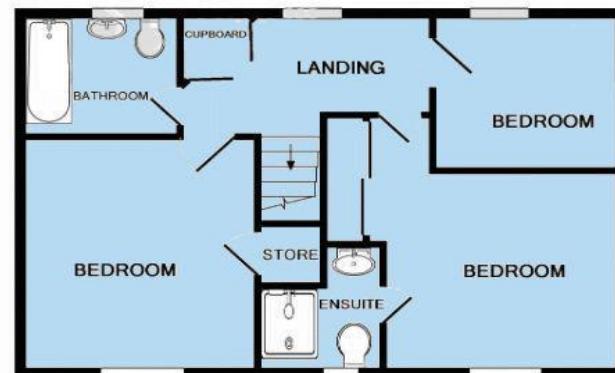
**THOMAS  
MERRIFIELD**  
SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL  
didcot@thomasmerrfield.co.uk  
Tel: 01235 813777

**Price £369,950**



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



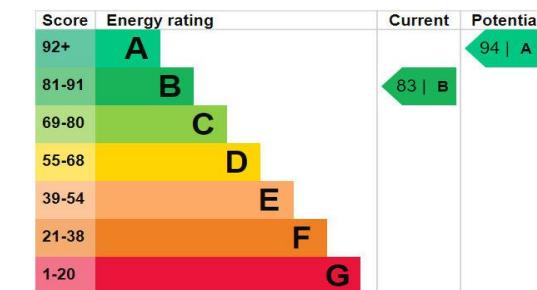
1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

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.

Made with Metropix ©2019

- 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



#### Important Notice

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.