



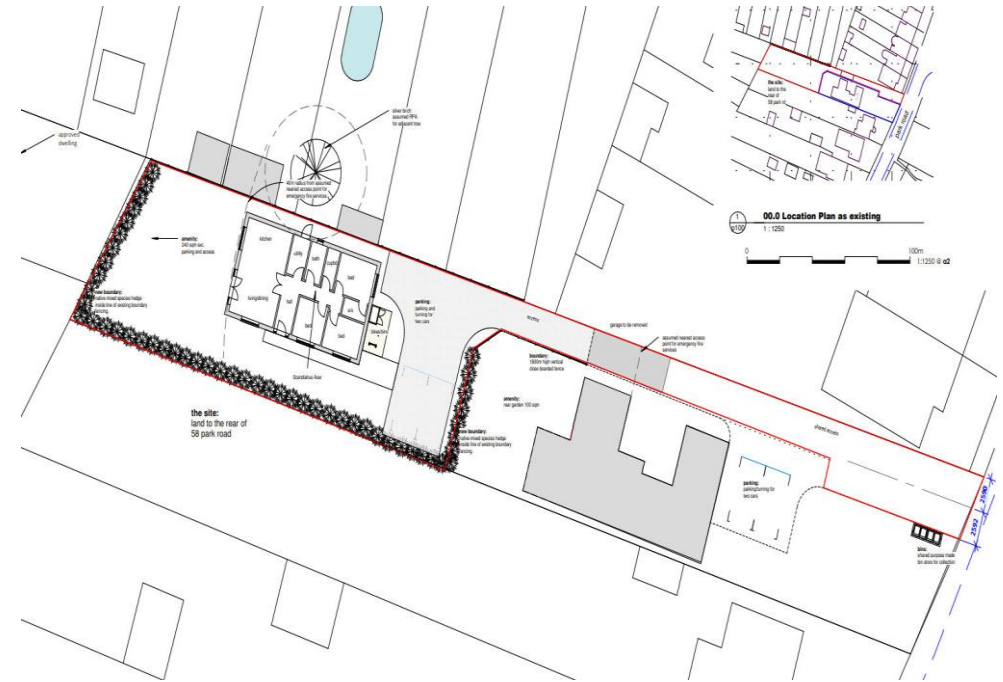
58 Park Road,
Didcot, Oxfordshire, OX11 8QP

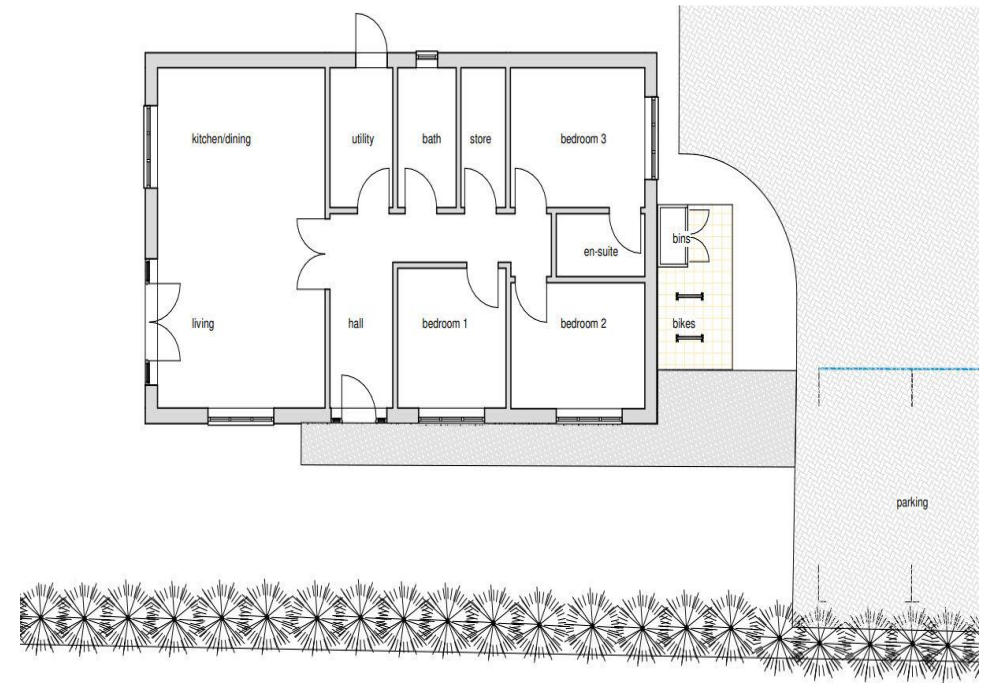
58 Park Road, Didcot, Oxfordshire, OX11 8QP

A unique and interesting opportunity to purchase this four/five bedroom detached bungalow with garage, which sits in a long lawned plot of circa 0.3 acres and comes with the benefit of planning permission for a three bedroom two bathroom detached bungalow to the rear.

The consent in place is for the demolition of the existing garage and construction of a 114 square metre bungalow to the rear which would be accessed to the side of number 58 Park Road. - P21/S3557/O. Irrespective of the planning permission 58 Park Road sits in an exceptional plot and offers impressive accommodation which could be significantly extended, reconfigured and remodelled to create a particularly large residence like many of the other properties on the road; subject to the relevant planning permissions of course.

The current accommodation comprises entrance hall with storage cupboards, refitted bathroom, kitchen-breakfast room, utility room, lounge, large conservatory extension which enjoys a particularly pleasant garden aspect, and four/five bedrooms; one which is currently used as a study. To the front of the property there is a lawned garden and extensive driveway parking for multiple vehicles. Finally, to the rear; there is a very large west facing garden. For the location, plot, and potential of this rarely available home to be fully appreciated; the property must be viewed. Early viewings are recommended.





- Four/five bedroom detached bungalow on this highly sought after road.
- 0.3 acre plot.
- **PLANNING PERMISSION TO SEPARATE THE PLOT FOR A THREE BEDROOM TWO BATHROOM DETACHED BUNGALOW AT THE REAR. APPROX 114SQ METRES. - P21/S3557/O.**
- No onward chain.
- Extensive frontage & driveway parking.
- Impressive conservatory extension.
- Substantial potential to extend, reconfigure and remodel the existing bungalow; subject to planning permission.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

Approximate Gross Internal Area= 117.1 sq m / 1,260 sq ft

Garage = 18.5 sq m / 199 sq ft

Total =135.6 sq m / 1,459 sq ft



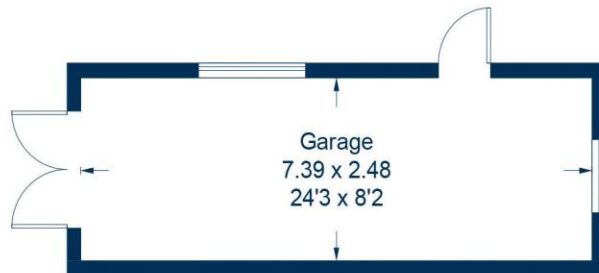
THOMAS
MERRIFIELD

SALES LETTINGS

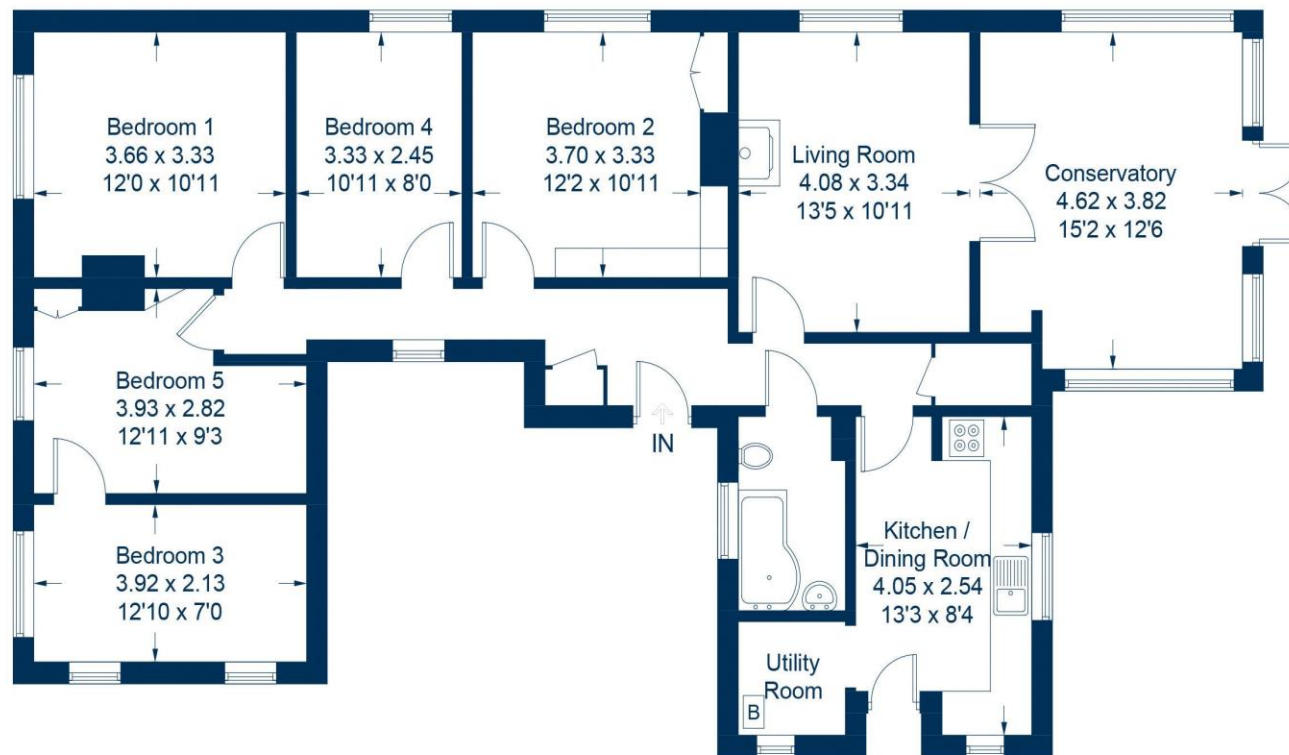
103 Broadway, Didcot, Oxon, OX11 8AL

didcot@thomasmerrifield.co.uk

Tel: 01235 813777



(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.

© CJ Property Marketing Ltd

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.