



32 Diamond Drive, Didcot, Oxfordshire, OX11 6FH

A stylish three bedroom and three storey town house located in the popular Brunel Rise development. Built by Miller Homes in 2017, the property offers a modern and contemporary living space with the ground floor accommodation comprising of entrance hall, cloakroom, and open plan kitchen-diner-family room with French doors leading on to the rear garden. On the first floor there is a lounge with Juliet balcony, bedroom and upgraded family bathroom. Finally, on the second floor there are two bedrooms; the master with en-suite shower room and bespoke built in wardrobes. To the front of the property there is a driveway leading to a garage, and to the rear; there is a garden with extended patio and lawn.

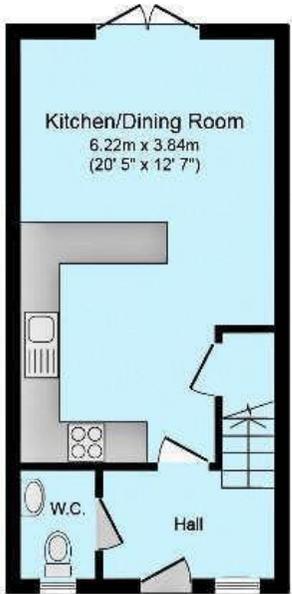
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead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

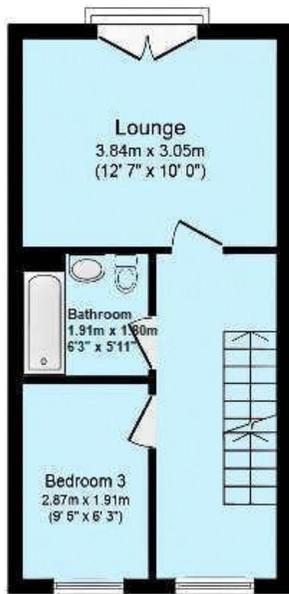
SALES LETTINGS

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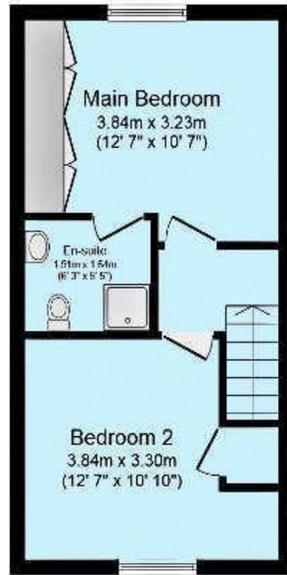
Price £385,000



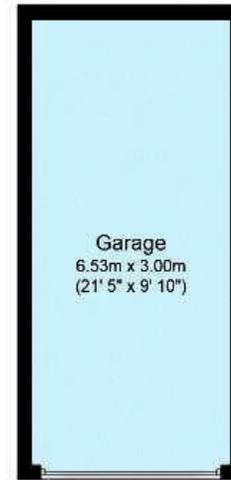
Ground Floor



First Floor



Second Floor



Garage



- Yearly management fee of approximately £130
- Open plan living dining room accommodation on the ground floor
- En-suite and bespoke built in wardrobes to the main bedroom on the top floor
- New carpet and flooring laid within the last 6 months
- South facing rear garden with extended patio
- EV charging point located on the driveway
- Integrated appliances within the kitchen units
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C.
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total floor area 110.8 sq.m. (1,193 sq.ft.) approx

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