



**7 Halse Water,  
Didcot, Oxfordshire, OX11 7SX**

## 7 Halse Water, Didcot, Oxfordshire, OX11 7SX

A larger than average three double bedroom, two bathroom detached house offered for sale with no onward chain and situated in this sought after position on the Ladygrove development.

This well presented property comprises entrance hall, cloakroom, dining room, lounge, and modern re-fitted kitchen breakfast room. On the first floor there is a large modern family bathroom and three double bedrooms; the principal bedroom with en-suite shower room. To the front of the property there is driveway parking which leads to a garage. Finally, to the rear; there is a well maintained predominantly lawned garden with side access.

The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which 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 from Didcot Parkway, (approx. 40 minutes).





- Three double bedroom detached house.
- No onward chain.
- Two bathrooms (one en-suite to principal bedroom).
- Driveway & garage.
- Two reception rooms.
- Well-presented throughout.
- Highly regarded position on the Ladygrove development.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold



Approximate Gross Internal Area  
 Ground Floor = 50.1 sq m / 539 sq ft  
 First Floor = 48.3 sq m / 520 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 112.2 sq m / 1,207 sq ft



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.