



### 37 Greenfinch Road, Didcot, Oxfordshire, OX11 6BG

Offered to the market with no onward chain is this well presented three-bedroom, three storey town house located on the popular Great Western Park development. Built by Persimmon homes the property offers contemporary living space with the ground floor accommodation comprising of entrance hall, cloakroom, kitchen/diner and a spacious living room with French doors leading on to a south facing rear garden. On the first floor there are two double bedrooms and a family bathroom. Finally, on the second floor there is a spacious principal bedroom with en-suite shower room. To the rear of the property there is a garage and an allocated parking space. For the size and presentation to be fully appreciated this house must be viewed.

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

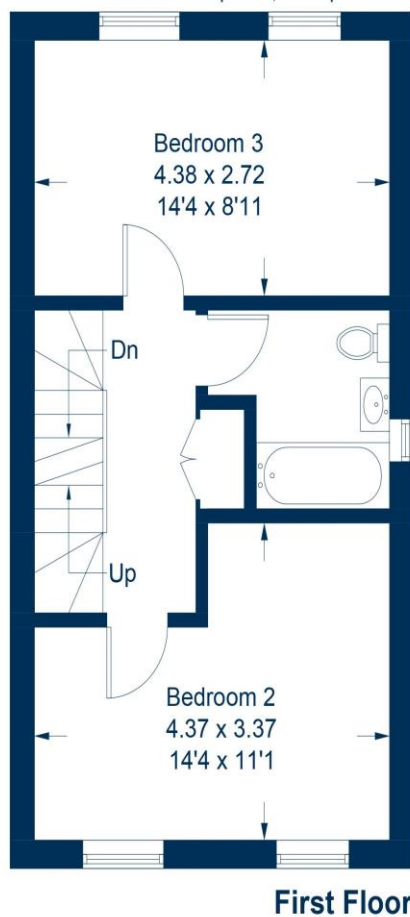
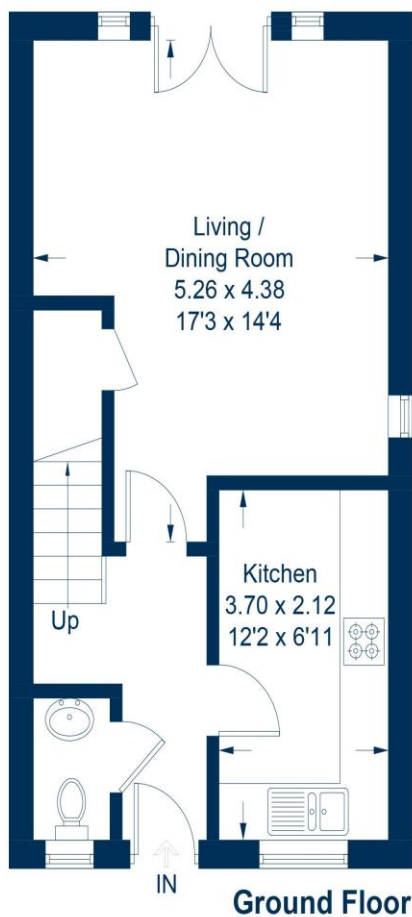
103 Broadway, Didcot, Oxon, OX11 8AL  
didcot@thomasmerrifield.co.uk  
Tel: 01235 813777

**Price £357,500**





Approximate Gross Internal Area  
 Ground Floor = 37.5 sq m / 404 sq ft  
 First Floor = 37.2 sq m / 400 sq ft  
 Second Floor = 30.0 sq m / 323 sq ft  
 Total = 104.7 sq m / 1,127 sq ft



- Offered to the market with no onward chain
- Three double bedrooms
- En-suite shower room to principal bedroom
- South facing rear garden
- Garage and parking space
- Well presented throughout
- Close to local amenities
- EPC Rating: B
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure:

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.

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