



41 Dagdale Drive, Didcot, Oxfordshire, OX11 7XP

A very nicely renovated and immaculately presented three bedroom semi-detached property, located in a cul-de-sac location on the highly regarded Ladygrove development close to Ladygrove Park School.

The property has been thoughtfully modernised throughout and comprises entrance hall, cloakroom, lounge, dining room, kitchen with newly fitted top spec Magnet worktop and units. On the first floor there is modern re-fitted bathroom and three generous bedrooms; with the main being accompanied by a modern re-fitted En-suite showerroom. To the rear of the property there is a significantly larger than average garden laid mostly to patio, lawn and mature shrubbery. Finally, to the front; there is driveway parking to the front of the single garage.

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 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).

THOMAS
MERRIFIELD

SALES LETTINGS

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

Price O.I.E.O £375,000



Approximate Gross Internal Area
 Ground Floor = 41.8 sq m / 450 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Garage = 17.3 sq m / 186 sq ft
 Total = 98.5 sq m / 1,060 sq ft



Ground Floor

First Floor

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

- Ladygrove Park Primary School catchment
- Within walking distance to Didcot Parkway Train Station and The Orchard Centre
- Renovated throughout by current owners include newly fitted kitchen and bathrooms
- Larger than average rear garden for its design on the development
- Off street parking on the driveway to the front of the single garage
- Cul-de-sac location
- Local Authority: South Oxfordshire District Council
- Council Tax Band: D
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.