



28 Tom Gaughan Way, Didcot, Oxfordshire, OX11 6JD

Presented to an exceptionally high standard is this 3 bedroom semi detached family home.

Situated on the ever popular South View development is this three storey property which comprises; entrance hall, kitchen/breakfast room, cloakroom, and a spacious living room to the rear. On the first floor you will find a larger than average double bedroom with built in wardrobes, family bathroom plus a further single room. The entire second floor is devoted to an impressive principal suite again with built in wardrobes. Other benefits include integrated appliances, an immaculately presented south facing rear garden, plus driveway parking and a single garage. For the size, presentation and location to be fully appreciated; viewings are highly recommended.

The Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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 £389,950



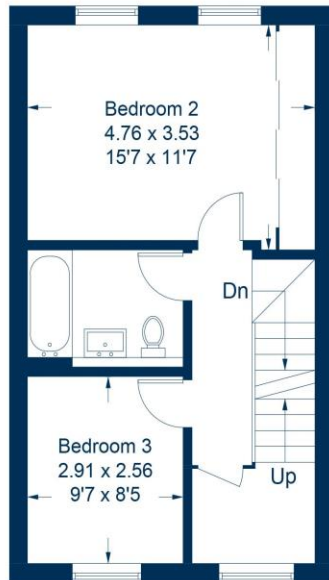
Approximate Gross Internal Area
 Ground Floor = 41.1 sq m / 442 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Second Floor = 30.4 sq m / 327 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 130.1 sq m / 1,399 sq ft



- Semi detached
- Immaculately presented throughout
- Driveway parking
- Garage
- South facing rear garden
- Desirable location
- En-suite to the principal bedroom
- Local Authority: South Oxfordshire District Council
- Council Tax Band: D
- Tenure: Freehold



Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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