



Oliver  
James





Crispin Place,  
Harwell,  
Nr Didcot, OX11 0FX

**£389,950**

### Description

Located on the desirable Alder View development in Harwell village is this exceptionally well-presented three bedroom semi-detached house.

The property has a stylish kitchen-diner across the rear of the house with integrated appliances and French doors leading directly out to the garden along plus a sitting room and cloakroom on the ground floor. There is also a separate hall and large useful storage cupboard next to the kitchen.

On the first floor there are three bedrooms with the main bedroom featuring an en-suite shower room and excellent built-in storage plus a contemporary bathroom.

Central heating is gas to radiators and the property is double glazed

Outside the property features a good sized single garage immediately to the side with a double length driveway for parking. The rear garden is enclosed with side pedestrian access and features two large patio areas and a lawned area.





### Location

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store. The village gives excellent access to the A34 which in turn lead to the M4 and M40 motorways.

The town of Didcot is about two and a half miles away and provides fast and regular rail service to London Paddington in approximately 35 minutes, as well as having comprehensive shopping and leisure and sporting facilities. Close by are two farm shops, one with tea rooms and open 7 days a week.

### Agents Notes

The property is freehold and has an estate management charge of £248 per annum. Mains services are connected including gas, drainage, water and electricity.

The EPC rating is B and the Council Tax is band C with the Vale of White Horse DC.

The property has not flooded in the last 5 years.

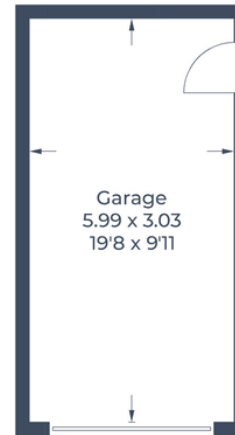
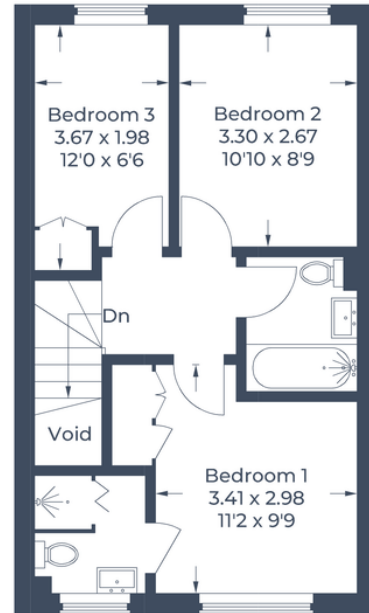
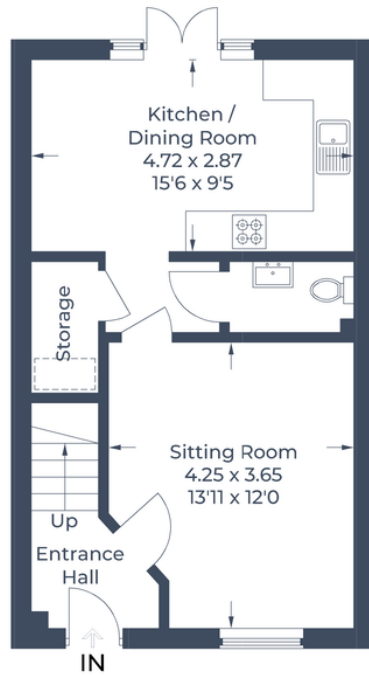






Approximate Gross Internal Area  
 Ground Floor = 40.9 sq m / 440 sq ft  
 First Floor = 40.6 sq m / 437 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 99.8 sq m / 1,074 sq ft

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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For further information, please contact:

**Abingdon Office**  
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)  
 T: 01235 555007



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