



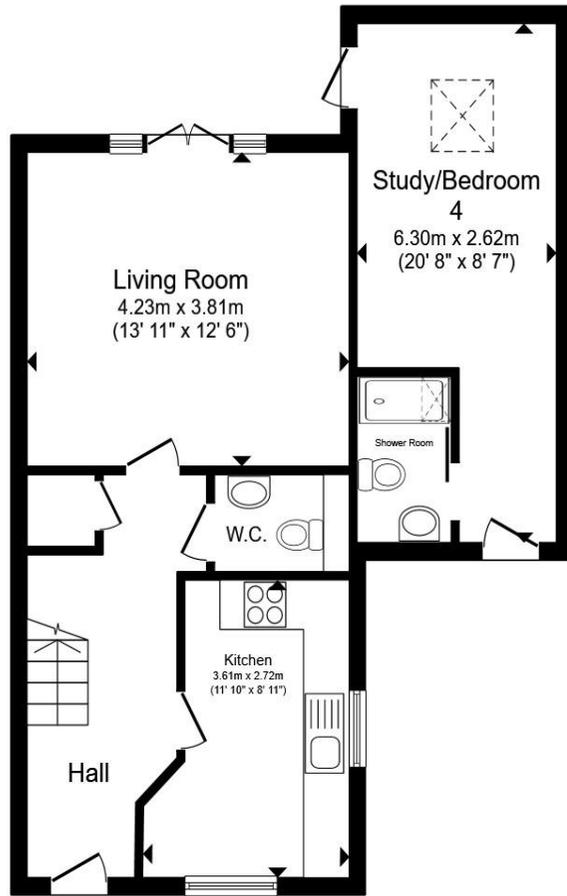
**Robin Way, Didcot, OX11 6BW**

## Welcome to

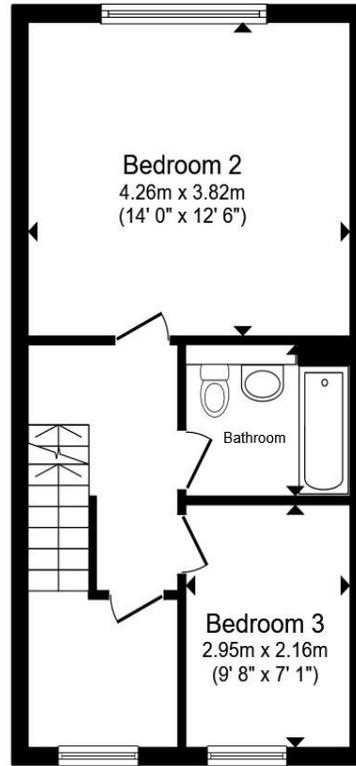
### Robin Way, Didcot

Allen & Harris are pleased to offer this semi detached family home to the market. In brief to the ground floor the accommodation comprises of entrance hall with cloakroom, a front aspect high specification kitchen which was re-fitted in 2019, and to the rear aspect a living/dining room with French doors leading to the rear garden. The first floor provides the second and third bedrooms alongside the family bathroom. The second floor offers a generous 19 ft master bedroom with en-suite shower room. The garage has been converted to provide a spacious study/fourth bedroom with en-suite shower room, door to rear garden and further door to the front allowing for separate access to the property if required. There is driveway parking to front and a private garden to the rear consisting of area of decking, patio seating area with gated access, flower and shrub borders with remainder laid to lawn.

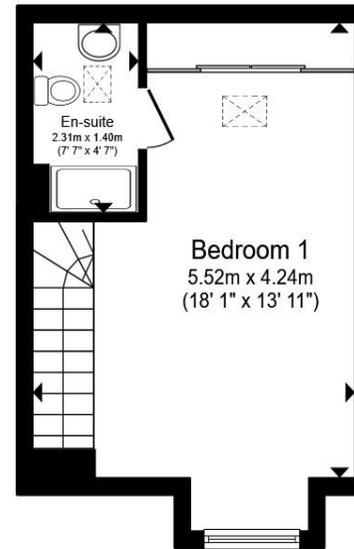




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 115.8 m<sup>2</sup> (1,246 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Robin Way, Didcot

- Semi Detached Property
- Four Bedrooms Arranged Over Three Floors
- En-suite to Master Bedroom
- Garage Converted to Study / Bedroom 4
- Landscaped Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

# £450,000



## Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



**view this property online** [allenandharris.co.uk/Property/DID106906](https://allenandharris.co.uk/Property/DID106906)

Please note the marker reflects the postcode not the actual property



Property Ref:

DID106906 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](https://allenandharris.co.uk)