



3 Armstrong Close  
Harwell, Oxfordshire, OX11 0GJ



JAMESGESNER  
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Harwell  
Oxfordshire  
OX11 0GJ**

**OIEO £450,000 FREEHOLD**



Nestled within the exclusive Armstrong Close, a private cul-de-sac of just nine homes built by Feltham Properties in 2022, this beautifully presented three-bedroom home enjoys a peaceful setting just off Orchard Way in the highly sought-after village of Harwell.

Designed with modern family living in mind, the accommodation is both stylish and practical. The ground floor features a generous separate sitting room, a convenient cloakroom, and an impressive open-plan kitchen/dining room fitted with a range of integrated appliances. Door opening directly onto the rear garden, creating an ideal space for entertaining and everyday living. A useful utility cupboard provides plumbing and space for a washing machine.

Upstairs, there are three well-proportioned double bedrooms, with the two largest benefitting from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.



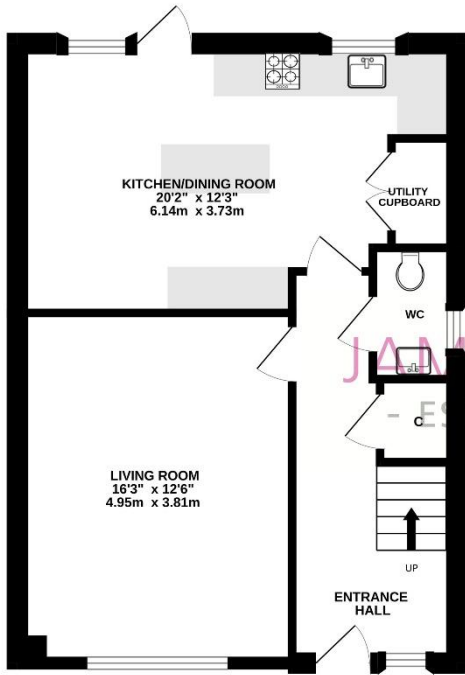
Outside, the south-facing rear garden has been thoughtfully landscaped to provide a wonderful outdoor retreat, featuring a patio seating area, lawn, and attractive flower and shrub borders. A substantial storage shed and gated side access add further practicality. To the front, a block-paved driveway provides off-street parking for two vehicles.

Further benefits include underfloor heating throughout the property and the remainder of a 10-year NHBC warranty, offering valuable peace of mind. An estate management charge of £265 is payable every six months.

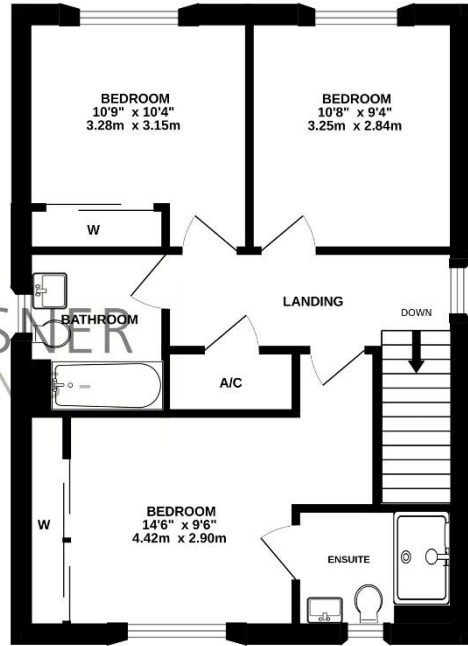
Harwell remains one of South Oxfordshire's most desirable villages, offering a strong sense of community alongside excellent local amenities, including a primary school, village store, butcher, public house, recreation ground, tennis club and bowls club. The village is particularly well placed for commuters, with easy access to the A34 connecting to both the M4 and M40. Didcot is approximately 2.5 miles away and provides comprehensive shopping and leisure facilities, together with a fast and regular rail service to London Paddington in around 40 minutes.



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		94
(81-90)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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