



Beddington Avenue, Didcot, Oxfordshire, OX11 9FR

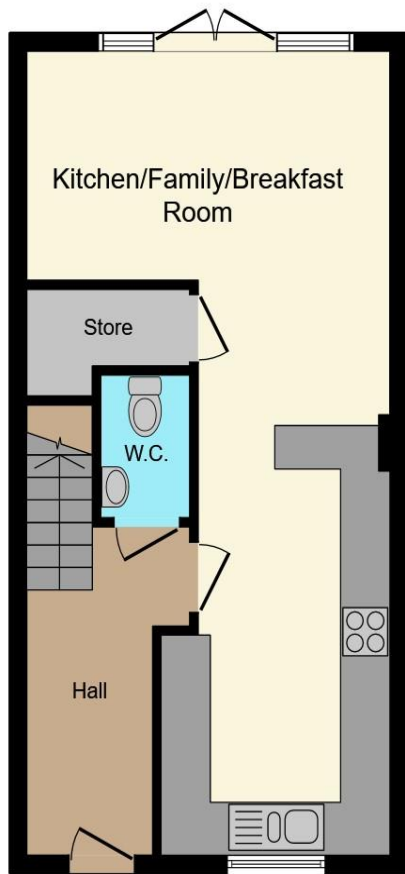
welcome to

Beddington Avenue, Didcot

The ground floor accommodation comprises of an entrance hall with access to a downstairs cloakroom, stairs to the first floor, there is a spacious kitchen/dining living space with integrated kitchen appliances and patio doors leading to the garden. On the first floor there is a versatile room that could be used as a living room or a fourth bedroom and a further double bedroom and bathroom. On the second floor there are two further double bedrooms, The main bedroom includes en-suite shower room and built-in wardrobes. There is a south facing rear garden and garage and parking to the rear.

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. 45 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.

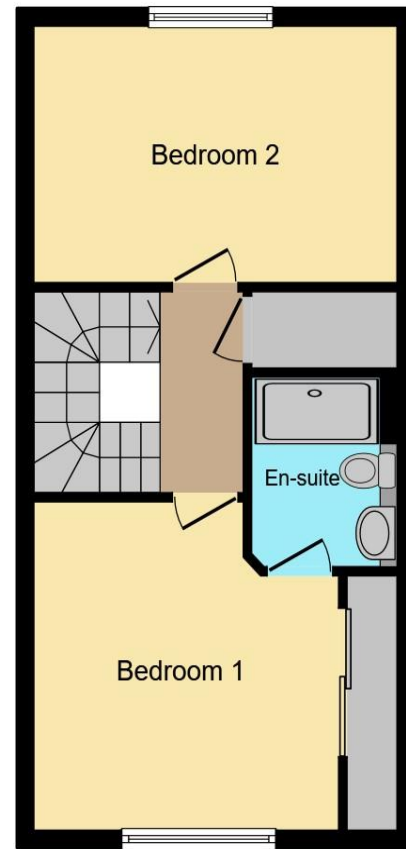




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen/Dining

First Floor

Living Room

14' 5" x 15' (4.39m x 4.57m)

Bedroom Three

14' 6" x 9' 4" (4.42m x 2.84m)

Bathroom

Second Floor

Bedroom One

12' 2" x 12' (3.71m x 3.66m)

En Suite

Bedroom Two

14' 6" x 9' 6" (4.42m x 2.90m)

Rear Garden

Garage

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.focalagent.com

welcome to

Beddington Avenue, Didcot

- Versatile Accommodation Over Three Floors
- Three / Four Bedrooms
- Open Plan Kitchen Dining Living Space
- Garage
- South Facing Garden

Tenure: Freehold EPC Rating: B

offers in excess of

£450,000



view this property online allenandharris.co.uk/Property/DID105937

Please note the marker reflects the
postcode not the actual property



Property Ref:
DID105937 - 0010

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.

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