



2 Tyburn Glen  
Didcot, Oxfordshire, OX11 7UH



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OX11 7UH**

**OIEO £425,000 FREEHOLD**



Situated within this sought-after cul-de-sac on the ever-popular Ladygrove Estate is this superb three/four-bedroom detached property conveniently located for the popular All Saints primary school, mainline station, and the Orchard shopping centre.

This property is beautifully presented throughout having been remodelled by the current owners to provide a stylish and contemporary family home. Accommodation comprises; entrance hallway, cloakroom, 16' lounge/dining room, 16' open plan kitchen/dining which is fully integrated with breakfast bar and sliding doors leading onto the rear garden, study/utility area, ground floor bedroom/study, three bedrooms with an en-suite to the master and a family bathroom (both have been re-fitted).

There is driveway parking for two cars at the front leading. The rear garden is south facing with a storage shed, decking areas and the remainder laid to gravel for low maintenance. Rear access gate for easy access to the town centre, primary school and train station. EPC rating C Council Tax Band D

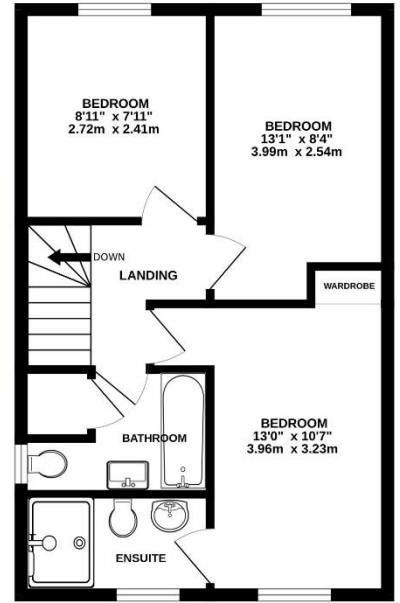
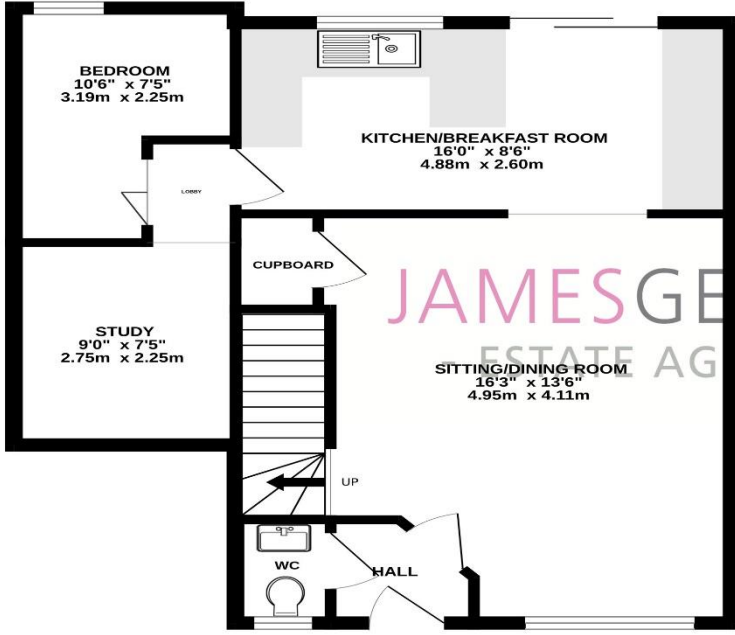


The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways. The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		68
(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	

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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