



43 Moreland Road
Didcot, Oxfordshire, OX11 6EZ



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**43 Moreland Road
Didcot
Oxfordshire
OX11 6EZ**

PRICE £600,000 FREEHOLD



The Stanton 5 bedroom home is characterised by a wealth of generous accommodation across three floors with plenty of space for growing families.

The ground floor offers a spacious lounge with bespoke media wall, an open plan fully integrated 25' kitchen/dining area which features French doors to the rear garden, a separate study and utility/cloakroom can also be found to the ground floor.

The first floor landing leads to a large en suite master bedroom, two double bedrooms and a family bathroom. On the second floor you will find two further double bedrooms and an additional shower room. The rear garden is laid to turf with an Indian slate patio and side access gate to the driveway providing parking for four cars leading to a single garage which has been converted to be used as a home gym. The property is sold with a 5 year old hot tub.

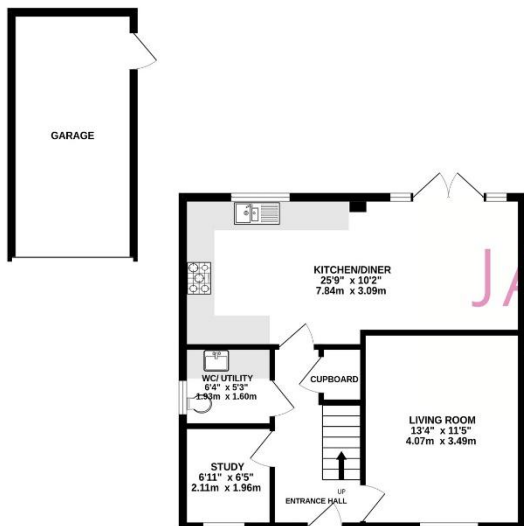
Moreland Road is tucked away in one of the most sought after areas of Great Western Park. Perfectly placed on the outskirts of Didcot, in an exciting new community with excellent transport links, being only 1.7 miles from Didcot Parkway and 3 miles from the A34.



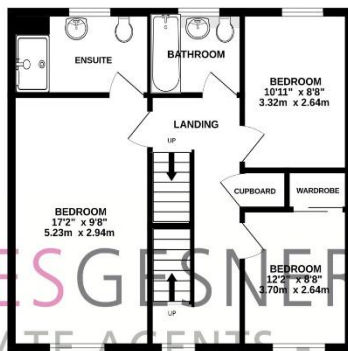
Great Western Park boasts two primary schools, a secondary school and the UTC college, which are all within walking distance. With an array of local shops including ASDA, Sainsbury's Local, Costa as well as a pharmacy and Station Garden Pub also all within walking distance.



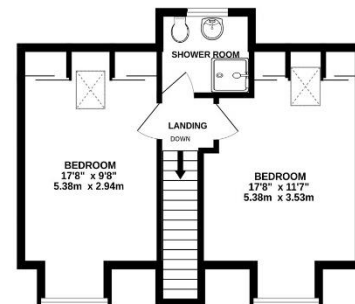
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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			
(92-101)	A		94
(81-91)	B	86	
(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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