



25 Longford Way
Didcot, Oxfordshire, OX11 7TN



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**25 Longford Way
Didcot
Oxfordshire
OX11 7TN**

OIEO £400,000 FREEHOLD



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

This property is beautifully presented throughout to provide a stylish and contemporary family home. Accommodation comprises; entrance hall, cloakroom, 15` lounge, 15` kitchen/breakfast room, conservatory, three bedrooms and a family bathroom.

There is driveway parking for two cars at the front with single garage. Side access to the rear which is a good size and laid to artificial grass with a patio area and garden room/home office which is currently used as a hair dressing salon. EPC rating D - Council Tax Band D.

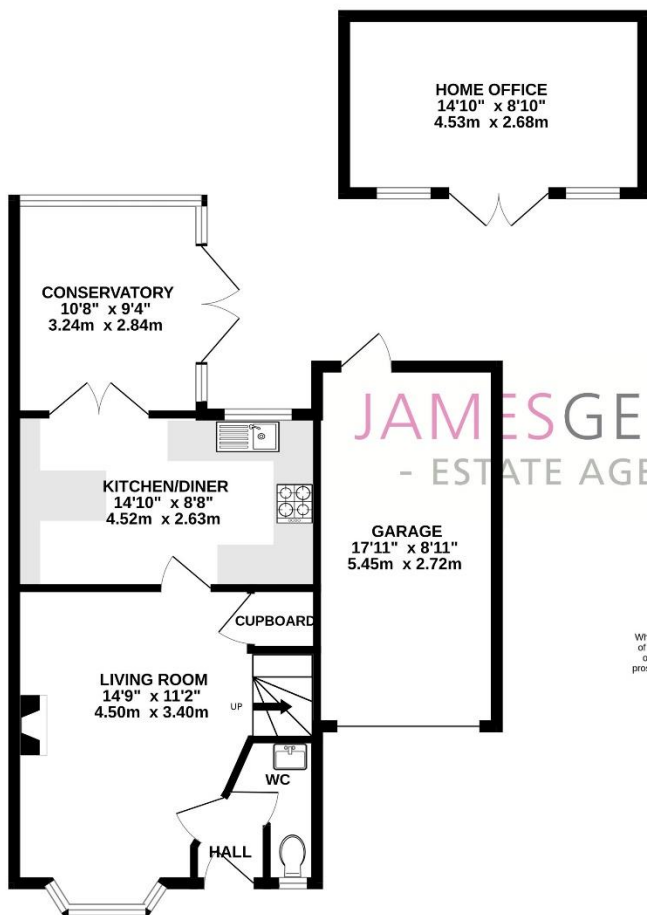
The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways.



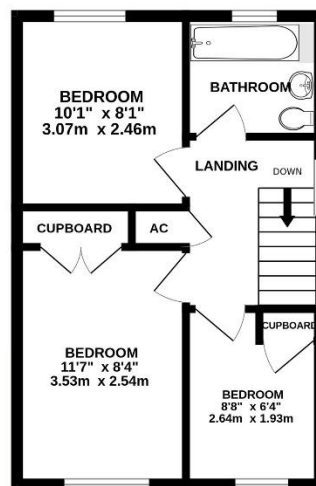
The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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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