



22 Tavy Close
Didcot, Oxfordshire, OX11 7XR



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Oxfordshire
OX11 7XR**



PRICE £399,950 FREEHOLD



Situated within this sought-after cul-de-sac on the ever-popular Ladygrove Estate is this superb three bedroom link-detached property conveniently located for both primary school, mainline station, and the Orchard shopping centre. Offered for sale with no onward chain.

The house is neutrally decorated throughout with ground floor accommodation including an entrance hall with cloakroom, fitted kitchen, light and spacious living room, dining room with patio doors to the south facing rear garden and a conservatory/playroom.

Upstairs you will find three bedrooms (two doubles and a single) with the master bedroom benefiting from an an ensuite shower as well as a family bathroom.



To the side of the house is an attached single garage with power, loft space and an up and over door. Driveway parking for three cars.

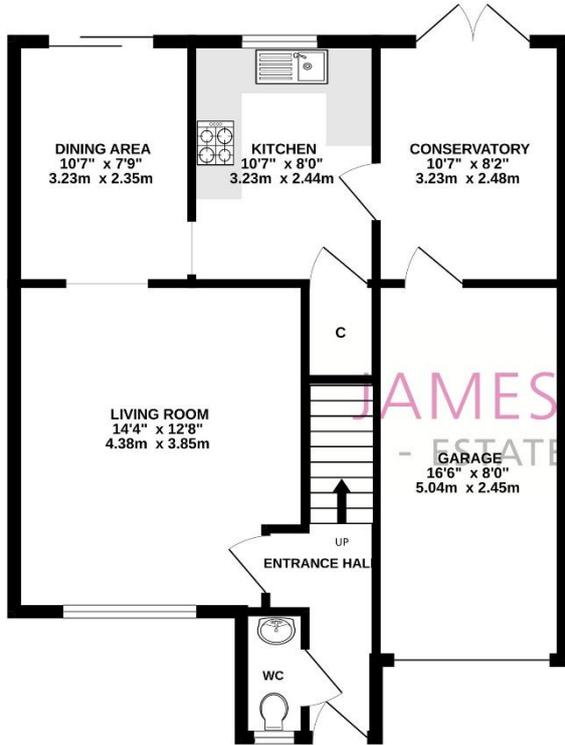
The rear garden is south facing and not immediately overlooked. Laid mainly to lawn with mature trees and shrubbery and a good sized patio area. Gas central heating and double glazing throughout.

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 motor ways.

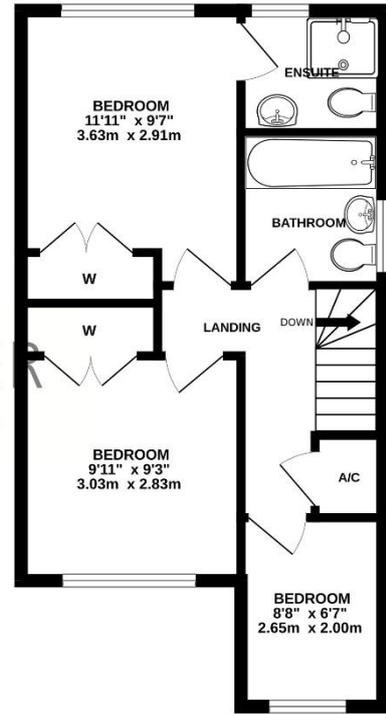
The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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