



Rawthey Avenue, Didcot, Oxfordshire. OX11 7XN

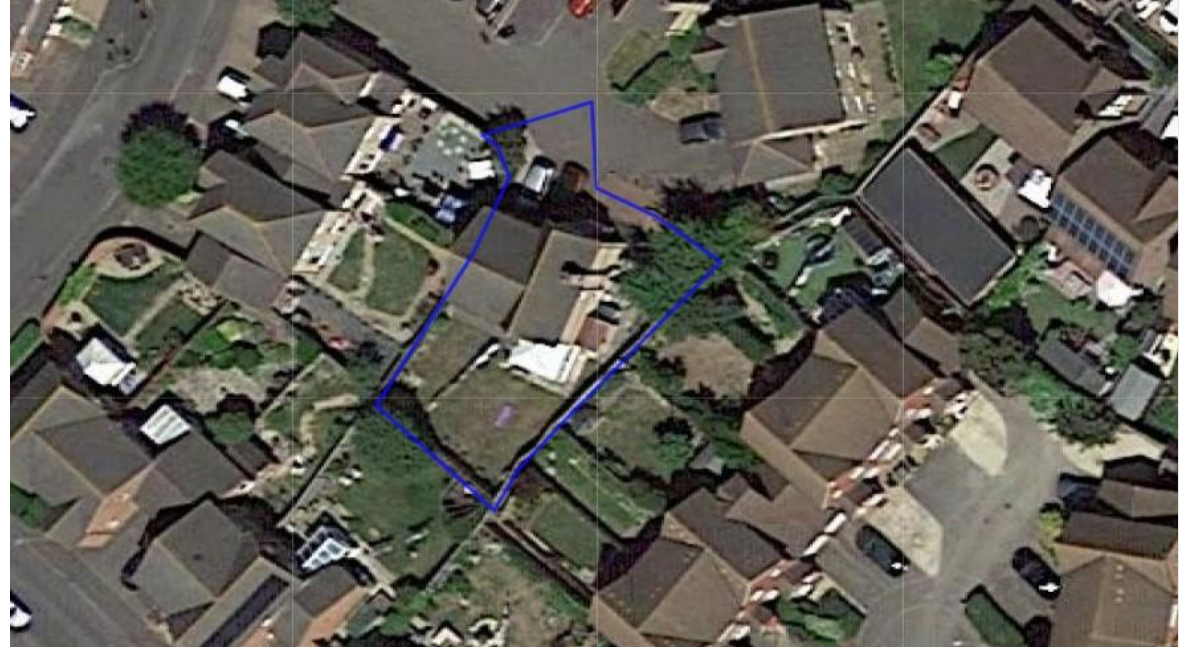
## Rawthey Avenue, Didcot

Hodsons are pleased to market this well-presented four bedroom detached home, located on a south facing corner plot in a sought after position on the Ladygrove Development.

Ground floor accommodation comprises of a bright and airy entrance hall with a cloakroom, comfortable bay fronted living room recently re-fitted high specification kitchen / breakfast room with Neff double oven and integrated appliances, separate dining room with sliding doors onto the garden and a professionally constructed part brick conservatory. The first floor offers four well-proportioned bedrooms, including an impressive 16ft master bedroom with twin wardrobes, en-suite shower room and a family bathroom.

The exterior provides a south facing corner plot garden that is mainly laid to lawn with flower and shrub borders, patio area, timber built shed and gated side access. The property offers ample block paved driveway parking and an integral garage with electric roller door. Internal viewings come highly recommended .

This immaculately maintained home benefits from double glazing, gas radiator central heating and is being sold by the original owners that purchased as new from Croudace homes in 1998.



- Spacious four bedroom detached home on the popular Ladygrove Development
- South facing corner plot garden & integral garage with electric roller door
- Two separate reception rooms plus a conservatory
- Re-fitted high specification kitchen / breakfast room with Neff double oven and integrated appliances
- Bay fronted living room & rear aspect dining room with sliding doors onto the garden
- Cloakroom, en-suite & a family bathroom
- Impressive 16ft master bedroom with ensuite & twin wardrobes
- 1 mile to Didcot Station & located within Ladygrove Park Primary catchment

4		Bedrooms	Council Tax Band: E
2		Receptions	Tenure Freehold
2		Bathrooms	EPC Rating C









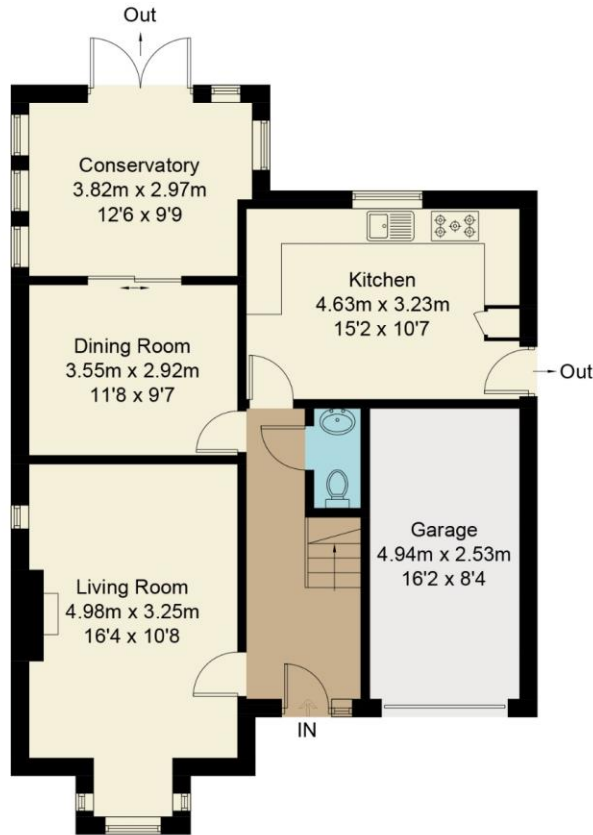


 Please recycle me

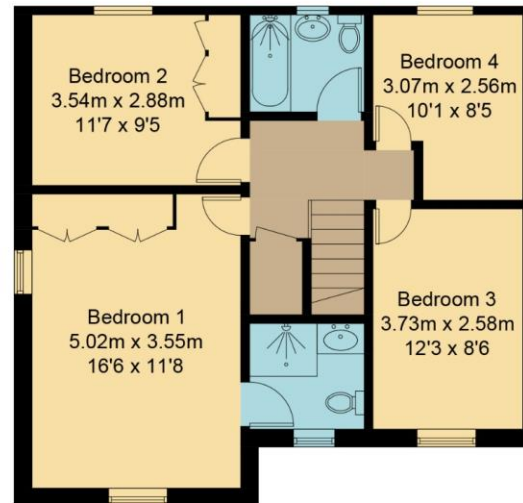


## Rawthey Avenue, OX11

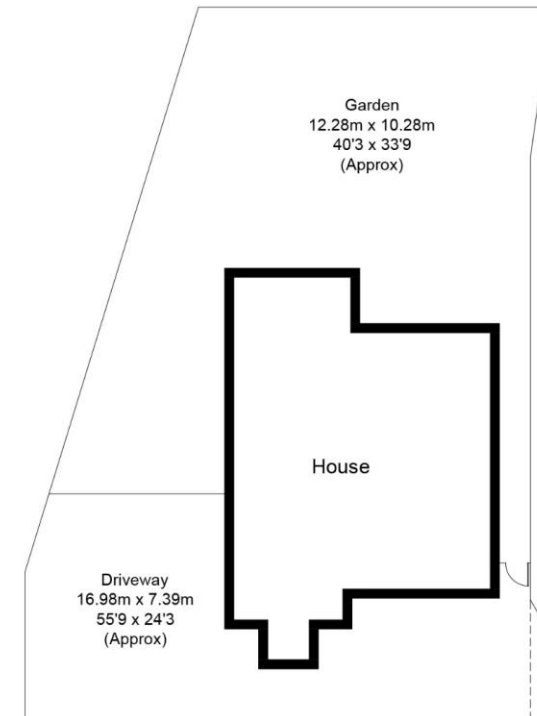
Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 143.4 sq m / 1544 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited. (ID1097130)

