



31 Haydon Road, Didcot, Oxfordshire, OX11 7JA

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A superb 1930's property which has been extended significantly to the rear to provide a substantial family home which boasts a stunning and extensive garden with an elevated composite decked area. This charming property enjoys a large and modern open plan kitchen diner with central island, and separate utility room, with French doors overlooking the garden. Also to the rear is a fabulous extended sitting room, with Velux windows, and another set of French doors opening onto to the rear decking, these two modern rooms are complimented by a more traditional bay fronted dining room, and useful cloakroom. Upstairs comprises three large double bedrooms, and a fourth bedroom currently used as study, along with a family bathroom and ensuite shower room. The remaining garage space to the front has Garador double doors, whilst there is ample driveway parking to the front, and gated side access to the rear. The beautiful family garden is mainly laid to lawn with a selection of mature planting, along with a shed and wooden summer house, and provides delightful, elevated views. Situated in a an established and very well considered area of town, with very close proximity to Didcot Parkway mainline station and the central amenities of Didcot and the Orchard shopping centre.

Guide Price: £500,000



* A 1930's family home in Haydon Road which has been significantly extended and boasts four bedrooms and two bathrooms, with useful ground floor cloakroom

* Impressive open plan kitchen diner with modern kitchen and central island, separate utility room and French doors to the rear

* Stunning sitting room with Velux windows and a further set of French doors opening onto the elevated composite decked area with glass and stainless steel balustrade

* Separate and more traditional bay fronted dining room with panelled walls

* Large principle bedroom with ensuite shower room, along with two further double bedrooms and a single fourth bedroom currently used as a study

* Stunning garden to the rear with side access, potting shed and wooden summer house, with ample driveway parking in front of the property and storage in the partial garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



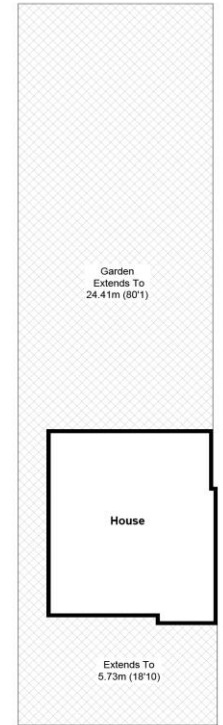
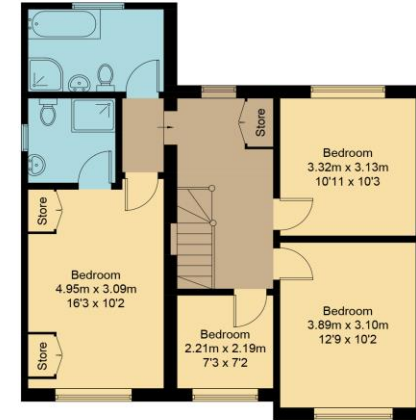
William | Jones

Haydon Road, OX11

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft
 Garage = 8.0 sq m / 86 sq ft
 Total = 156.8 sq m / 1688 sq ft
 Garden Area = 346.7 sq m / 3732 sq ft



Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards.
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