



## 36 BLENHEIM CLOSE

DIDCOT, OX11 7JJ

**£375,000**  
**FREEHOLD**

Offered to the market with no onward chain is this three/four-bedroom, semi-detached family home, situated in the popular Blenheim Close area of town. Accommodation comprises an entrance porch leading to the impressive hallway and sitting room, there is an open plan kitchen diner across the rear of the property with patio doors leading out to the sizeable and secluded rear garden. Also, on the ground floor is a shower room and the garage has been converted to offer flexibility as a fourth bedroom, further family room, or working from home space. Upstairs there are three very well-proportioned bedrooms serviced by a family bathroom. With ample driveway parking at the front of the house, and side access to the impressive rear garden, which is mainly laid to lawn, and has a screen of trees giving a great deal of seclusion. The property has potential to both extend and enhance, subject to the usual planning consents, and is a mere 0.5 miles from the town centre and by foot to Didcot Parkway mainline railway station.

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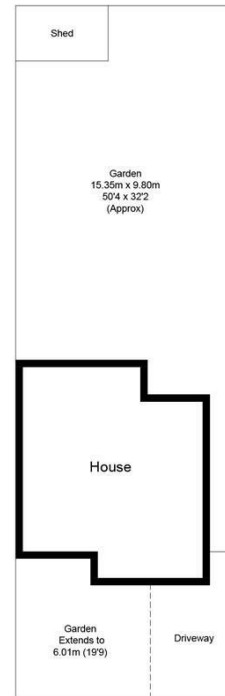
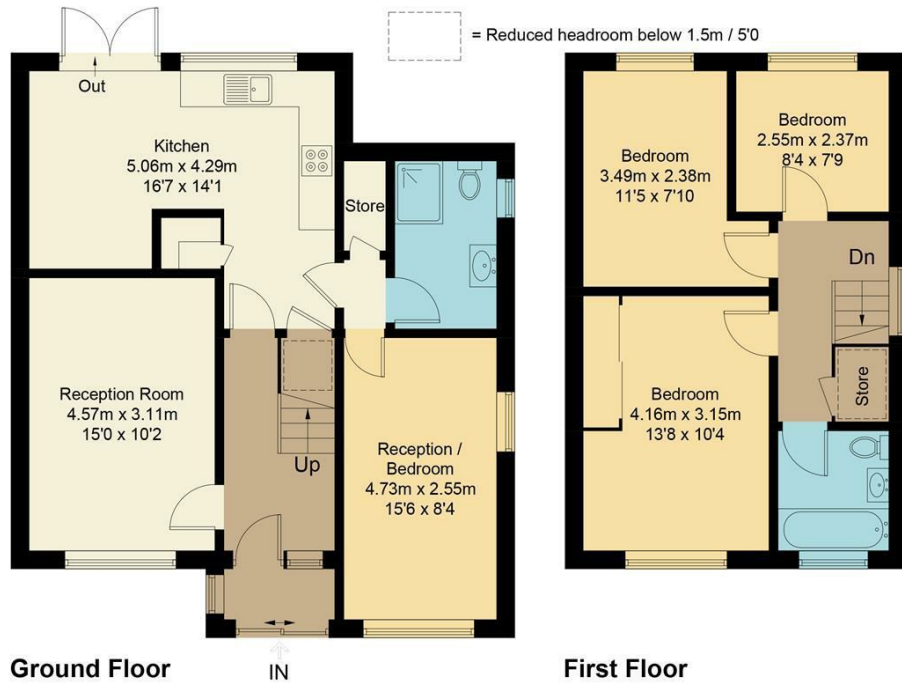




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### Blenheim Close, OX11

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft  
External Area = 205.3 sq m / 2210 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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