



## 17 PRESTWICK BURN DIDCOT, OX11 7UZ

**£406,500**  
**FREEHOLD**

\*\*\*END OF CHAIN\*\*\* Offered to the market is this detached, three bedroom, family home nestled within a corner plot in the popular area of Prestwick Burn on the Ladygrove development. The property boasts two reception rooms, a bay fronted lounge to the front with double doors leading into the dining room, and a further large conservatory stretching across the rear with French doors to the garden. The kitchen also has a door into the conservatory, and there is a useful downstairs cloakroom on the ground floor. Upstairs the three bedrooms are serviced by a family bathroom and en-suite shower room to the principal bedroom. The garage and driveway parking are located at the back of the house along with gated access into the garden from both the rear and side, there is also a courtesy door into the garage. The generous back garden is fully enclosed and mainly laid to lawn with a patio entertaining area. Within close proximity to Ladygrove Primary school and on 1.2 miles by foot from Didcot Parkway mainline station and the modern Orchard shopping centre.

**William | Jones**


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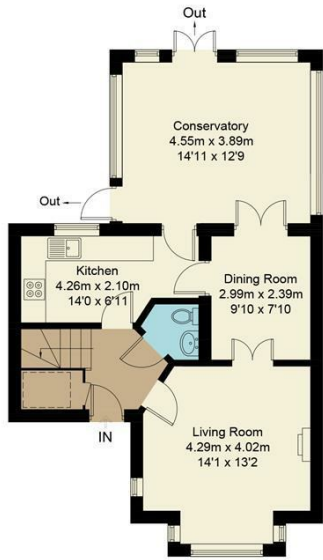


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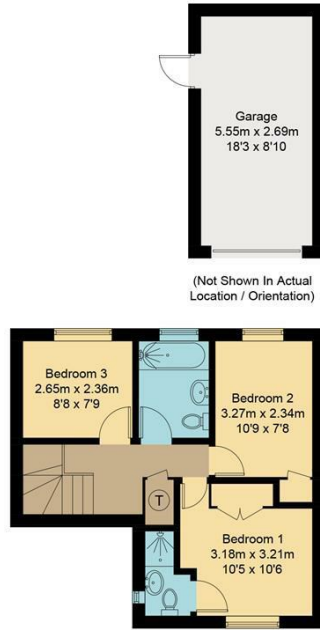
## Prestwick Burn, OX11

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 115.3 sq m / 1241 sq ft  
 Garden / Driveway Area = 159.5 sq m / 1717 sq ft

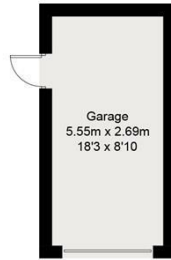
 = Reduced headroom below 1.5m / 5'0"



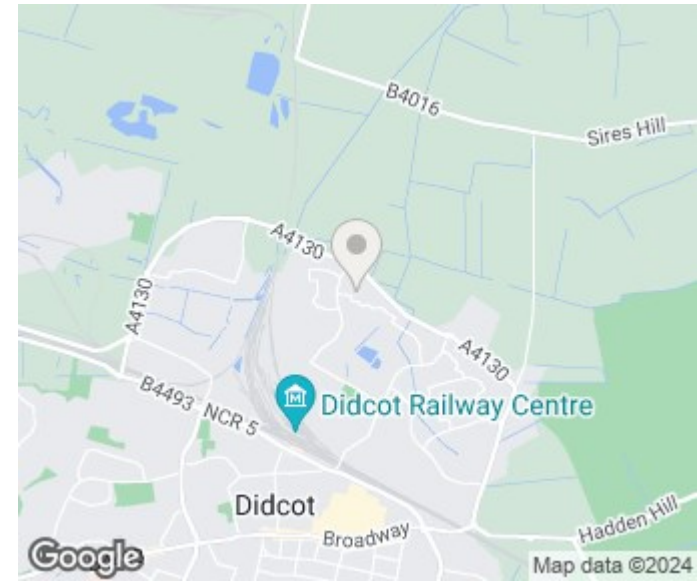
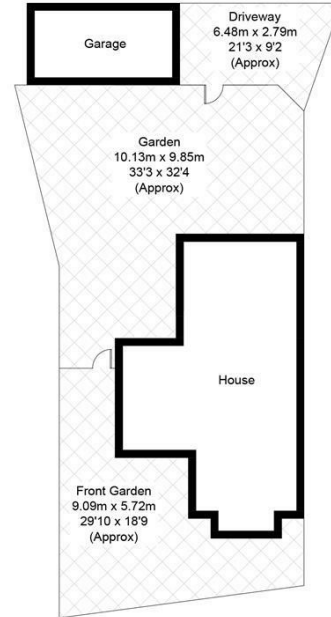
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards.  
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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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