

35 LONGFORD WAY DIDCOT, OX11 7TN

£450,000
FREEHOLD

An impressively extended and converted four-bedroom family home situated at the end of a no through road on the Ladygrove estate. This immaculate property has been significantly improved throughout by the current owners and now provides extensive accommodation, comprising hallway, leading to an open plan living and dining area with French doors into the fully insulated conservatory, and the well-equipped kitchen boasts a separate utility room with Belfast sink, back door giving access to the garden, and useful downstairs cloakroom. The first floor is reached by a glass and oak bannister where there is a double bedroom with recently refurbished en-suite shower room and two further well-proportioned bedrooms, one of which has stairs leading to a hobbies room above, all serviced by a updated modern family bathroom. From the landing a further set off stairs leads to the recently converted loft space providing a delightful principal bedroom and further en-suite shower room, with Velux windows to the front and rear providing an abundance of light, along with a built-in wardrobe. Outside there is ample parking directly in front of the property with further parking bays nearby, with gated access into the mostly walled garden which is low maintenance and enjoys two sheds and a superb entertaining/BBQ gazebo style wooden structure fitted with electric heaters. Didcot Parkway mainline station is only 0.5 miles from the property, along with All Saints and Ladygrove Primary schools within close proximity.

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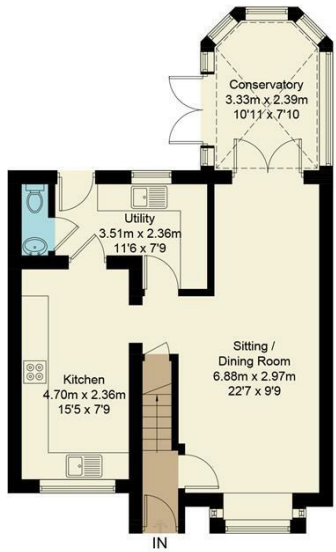
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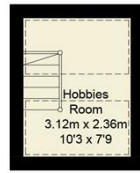
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Longford Way, OX11

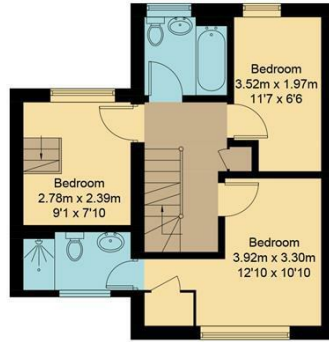
Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft
Garden / Driveway Area = 145.0 sq m / 1561 sq ft



Ground Floor



Second Floor

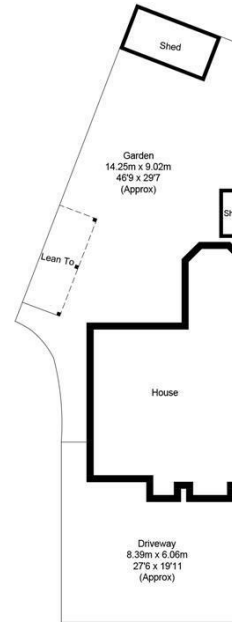


First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		67	
(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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