



## 37 EDWIN ROAD DIDCOT, OX11 8LQ

**£525,000**  
**FREEHOLD**

A substantially extended property which has been enhanced to a very high standard throughout and is situated in one of the most desirable locations of town. This four-bedroom family home has a wonderful modern and contemporary feel and enjoys an abundance of natural light; The open plan, L shaped, kitchen diner and family room has high gloss, grey kitchen cabinets with a central island and is very well-equipped with all integrated appliances, there are bi-fold doors across the entire width of the property, which overlook the garden, as well as two structural glass rooflights. There is an additional utility room with external door providing access to the side, also on the ground floor there is an extended family bathroom which boasts both a bath and separate shower cubicle and again this is presented to a very high standard. The cosy sitting room is to the front of the property and has a modern Stovax wood burner, and like the rest of the property has oak cottage style internal doors. Upstairs all four bedrooms are very well proportioned and there is an en-suite shower room to the back bedroom, and built in wardrobes, whilst the large double bedroom to the front also benefits from built in wardrobes and enjoys views toward the open farmland beyond. To the front there is ample driveway parking for several vehicles, whilst to the rear the landscaped garden is ideal for family life and entertaining. During the renovation of the property a new Glow Worm central heating boiler has been installed in 2022 along with other extensive electrical and plumbing work undertaken during this time.

**William | Jones**

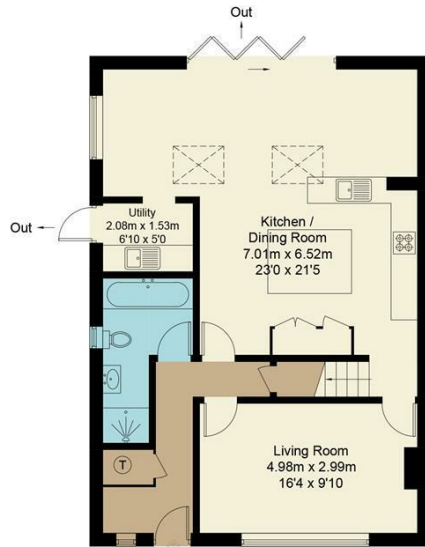
**Estate Agents**



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# Edwin Road, Didcot, OX11

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft  
Shed = 5.3 sq m / 57 sq ft  
Garden / Driveway Area = 204.4 sq m / 2200 sq ft

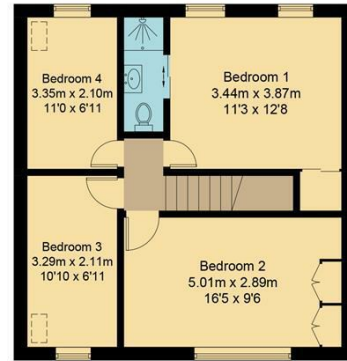


Ground Floor

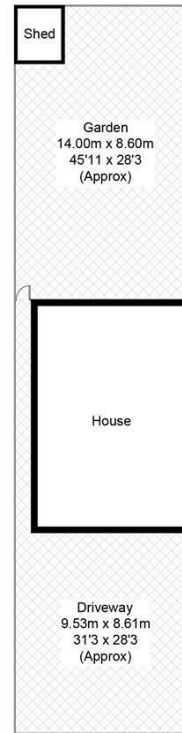


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



First Floor



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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