



Abbey Brook, Didcot, Oxfordshire, OX11 7FY

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Abbey Brook, Didcot

A beautifully presented three-bedroom semi-detached home offering approximately 880 sq ft of well-maintained accommodation. The welcoming entrance hall leads through to a comfortable front-aspect living room, featuring attractive wooden flooring, skimmed ceilings and contemporary wall mounted lights. The accommodation continues into a separate dining room with double doors opening directly onto the rear garden, while a well-equipped kitchen completes the ground floor. A useful cloakroom provides further convenience. To the first floor is a stylish principal bedroom with fitted twin wardrobes and an en-suite shower room, together with two further well-proportioned bedrooms. The property benefits from full double glazing, a modern gas-fired boiler and a good energy efficiency rating. The generous and secluded rear garden, provides an excellent outdoor space for both relaxing and entertaining. The garden features a large paved patio, raised planted borders and a good-sized lawn, complemented by mature shrubs, trees and well-stocked borders. A useful timber garden room/shed and enclosed boundaries further enhance the garden's versatility and privacy. The property also benefits from an attached garage with electric roller door, power, lighting and a convenient courtesy door providing direct access to the rear garden. The garage and generous plot offer exciting potential for further extension, either above the garage or to the rear, subject to the necessary planning consents.



- Attractive and beautifully presented situated within a favourable cul-de-sac on the Ladygrove Development
- Welcoming entrance hall with convenient cloakroom
- Separate dining room with double doors opening directly onto the garden
- Generous and secluded rear garden featuring a large paved patio, raised planted borders, and good-sized lawn
- Attached garage with electric roller door, power, lighting and courtesy door to garden, together with driveway parking

3		bedrooms	Council Tax Band: D
2		receptions	Tenure: Freehold
2		bathrooms	EPC Rating: C



Comfortable front-aspect living room, featuring wooden flooring, skimmed ceilings and contemporary wall mounted lights



Stylish principal bedroom with fitted twin wardrobes and en-suite shower room, complemented by two further well-proportioned bedrooms







Useful timber garden room/shed and enclosed boundaries further enhance the garden, providing additional storage and a versatile outdoor space



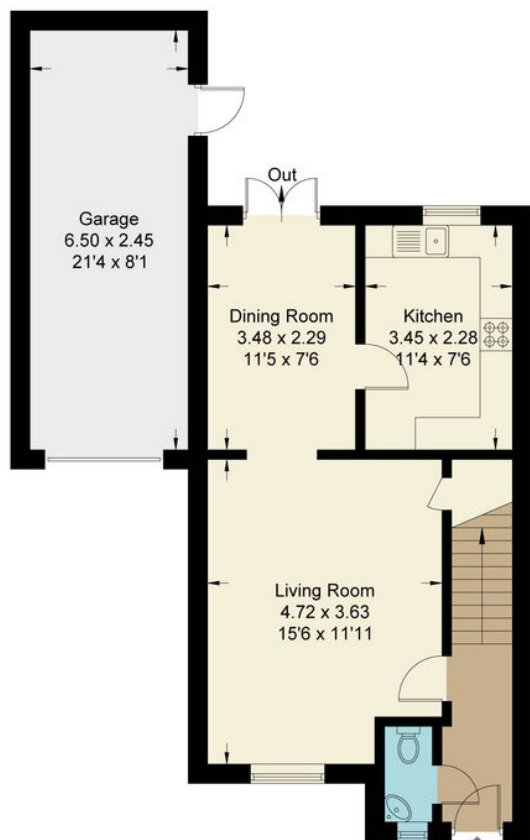
Abbey Brook, OX11

Approximate Gross Internal Area = 80.60 sq m / 868 sq ft

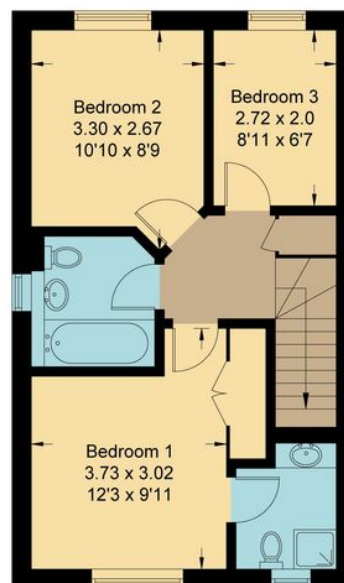
Garage = 15.90 sq m / 171 sq ft

Total = 96.50 sq m / 1039 sq ft

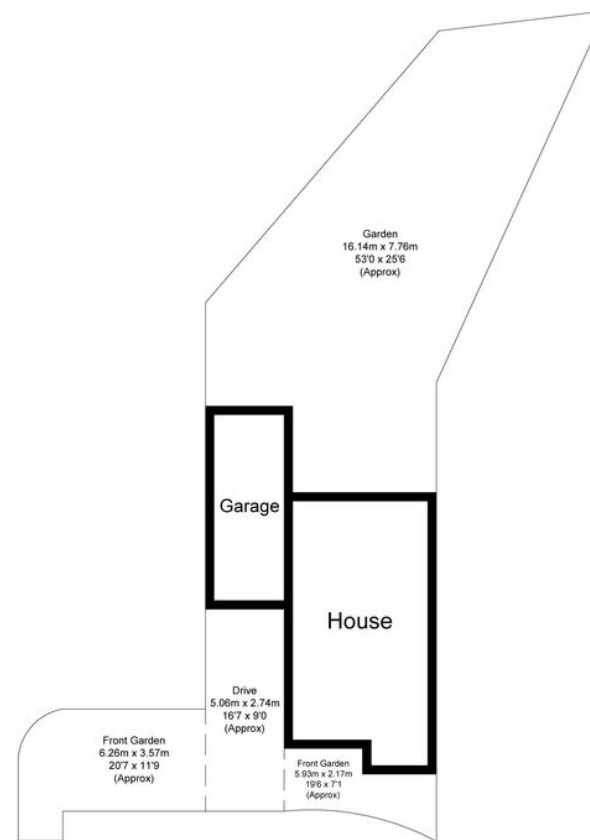
For identification only - Not to scale



Ground Floor



First Floor



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