



1 Dan Read Parade
Didcot, Oxfordshire, OX11 6BD



JAMESGESNER
- ESTATE AGENTS -



**1 Dan Read Parade
Didcot
Oxfordshire
OX11 6BD**

GUIDE £425,000 FREEHOLD



This immaculately presented, three double bedroom house, built by David Wilson Homes, is offered for sale, on the Great Western Estate and boasts spacious living space, parking for 2 cars and is close to all local amenities.

Accommodation comprises of entrance hall, cloakroom/utility room, two storage cupboards, a spacious kitchen/diner with a beautifully presented fitted kitchen, a free standing American fridge freezer which is included in the sale & integrated appliances with door leading onto the rear north facing garden.

On the first floor you have a double bedroom with free standing wardrobes and air conditioning, a further double bedroom and a small double, a modern family bathroom with bath and shower.

The rear garden is laid mainly to patio with a timber gazebo with decking which was built by the current owner and offers gated access to the side. To the front of the property there is gated access with views over a green space. Property offers gas central heating, uPVC windows and solar panel.



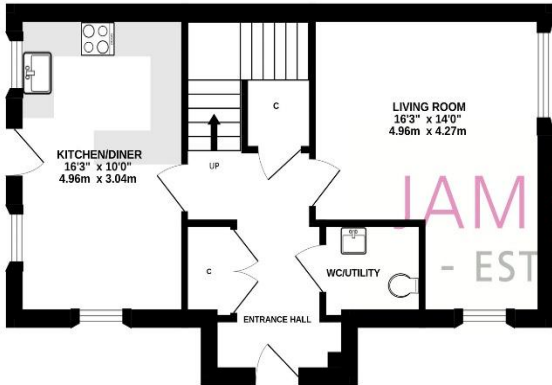
Perfectly placed on the outskirts of Didcot, in an exciting new community with excellent transport links, being only 1.5 miles from Didcot Parkway and 3 miles from the A34. Great Western Park boasts 2 primary schools, a secondary school, and the UTC college, which are all within walking distance. With an array of local shops ell as a pharmacy and Station Garden Pub also all within walking distance.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		79	84
(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		



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