



Abbey Brook, Didcot, Oxfordshire. OX11 7FY

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Abbey Brook, Didcot

This beautifully presented three-bedroom semi-detached house is a gem located in a favourable cul-de-sac on the Ladygrove Development. With an attractive double fronted design, this home offers a spacious living experience with many dual aspect rooms and a feature box bay window that floods the space with natural light.

The well-maintained accommodation spans over 880 square feet and features a welcoming entrance hall, convenient cloakroom, and a bright and airy landing housing a Vaillant combination boiler. The comfortable living room features a side aspect box bay window and a fully fitted replacement kitchen with induction hob. The dual aspect dining room overlooks the secluded south-facing garden, providing the perfect setting for outdoor entertainment.

The first floor provides a stylish main bedroom with fitted twin wardrobes and en-suite shower room. The second bedroom benefits from feature twin windows and the well proportioned third bedroom benefits from dual aspect windows.

A delightful feature of this manicured home is the secluded south facing garden with patio area, tree and shrub borders. The garage with driveway parking, located to the rear of the property, includes light and power, a courtesy door, and gated access into the garden.

| | | | | |
|---|---|------------|------------------|----------|
| 3 |  | bedrooms | Council tax band | D |
| 1 |  | receptions | Tenure | Freehold |
| 2 |  | bathrooms | EPC rating | C |



- Beautifully presented three bedroom home, located in a favorable cul-de-sac location on the Ladygrove Development
- Attractive double fronted design with many dual aspect rooms & feature box bay window
- Well maintained accommodation throughout, in excess of 880 square feet
- Welcoming entrance hall with convenient cloakroom & bright & airy landing housing Vaillant combination boiler
- Comfortable living room with feature side aspect box bay window & rear aspect replacement fully fitted kitchen with induction hob
- Dual aspect dining room with sliding doors onto the secluded south facing garden
- Stylish main bedroom with fitted twin wardrobes & en-suite shower room. Along with a fully tiled family bathroom
- Second double bedroom with feature twin windows & third good size single bedroom with bright dual aspect windows
- South facing landscaped rear garden with high degrees of privacy, feature wall & external power points
- Garage with driveway parking located to the rear with light & power. Along with courtesy door & gated access into the garden



Comfortable living room with
feature side aspect box bay
window











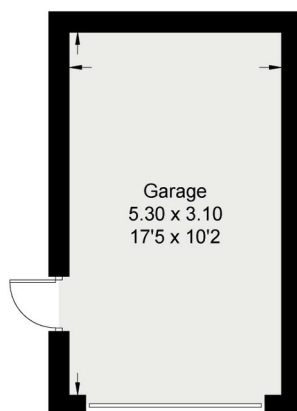
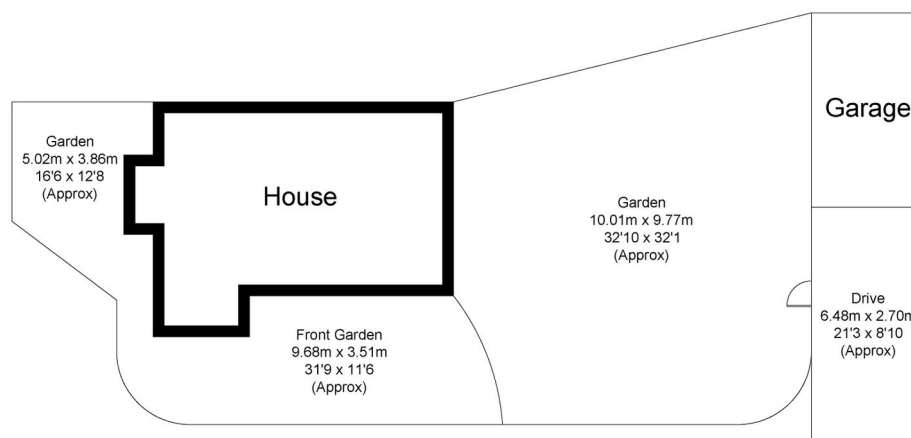
Abbey Brook, OX11

Approximate Gross Internal Area = 77.20 sq m / 831 sq ft

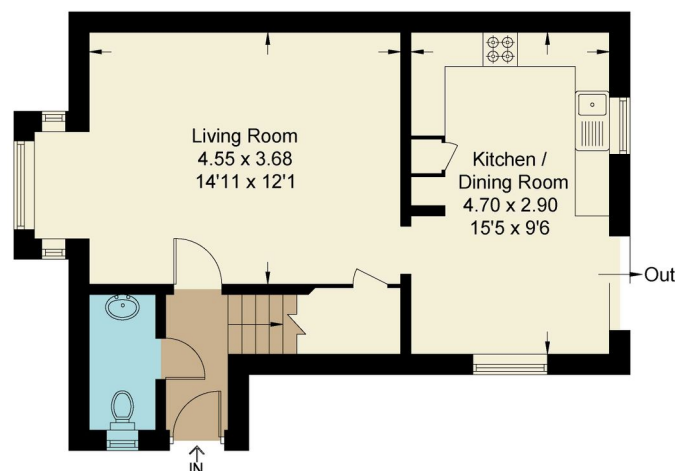
Garage = 16.40 sq m / 176 sq ft

Total = 93.60 sq m / 1007 sq ft

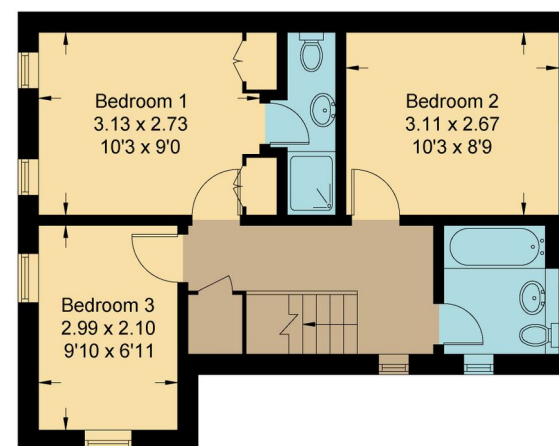
For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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