



**Joslin Crescent, Didcot, OX11 6JQ**

Not for marketing purposes INTERNAL USE ONLY

## Welcome to

### Joslin Crescent, Didcot

Allen & Harris are pleased to offer this executive style detached family home located in the Dida Gardens development within Didcot and is within walking distance to the town centre (1.6 miles) & Didcot Parkway Railway Station (1.2 miles). The property benefits from a sunny south facing rear garden and directly faces a private residents play area. Further upgrades include ceiling spotlights throughout and additional internal and external sockets throughout.

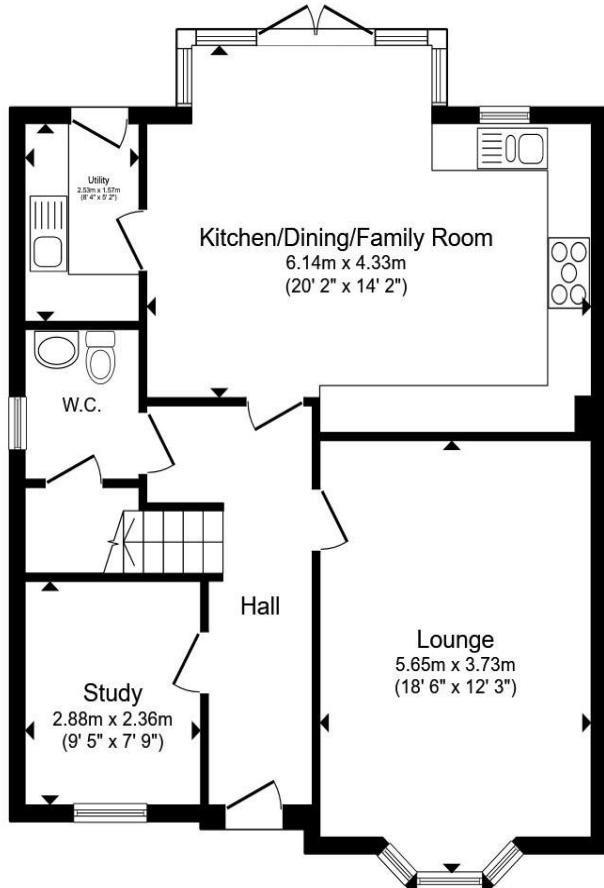
In brief the property comprises entrance hall with stairs to first floor, tiled flooring and understairs storage. There is a study and separate living room whilst to the rear of the property a spacious kitchen dining family space with fitted 'Gold Spec' kitchen including integrated appliances and French doors leads onto the rear garden. There is a utility room with further access to the rear garden, stainless steel sink and drainer and integrated washer/dryer.

To the first floor there are four double bedrooms and a fully tiled family bathroom. The master bedroom is complete with en-suite shower room and built in wardrobes.

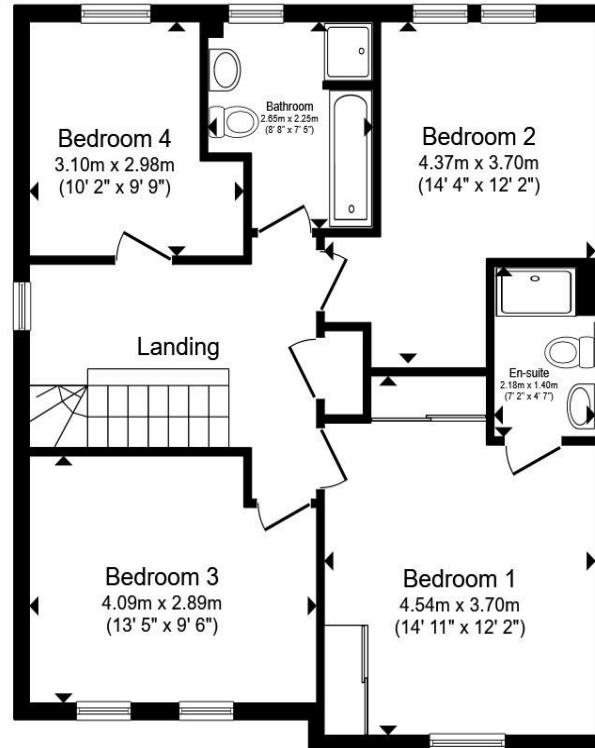
To the front of the property there is driveway parking leading to a garage with up and over door and access to the rear garden. The rear garden is fully enclosed and well maintained south facing garden offering a paved patio area with the remainder of the garden laid to lawn. Further features include UPVC double glazing and gas radiator central heating.

Viewings are highly advised.





**Ground Floor**



**First Floor**

Total floor area 161.8 m<sup>2</sup> (1,741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Joslin Crescent, Didcot

- Executive Detached Property
- Four Double Bedrooms With Ensuite to Master
- Smart CCTV System
- Modern Kitchen Dining Family Room
- Driveway For Two Cars & Garage with Light & Power

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

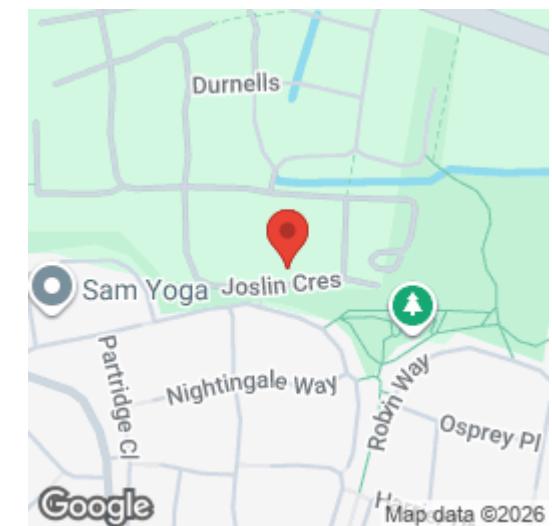
# £700,000



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## Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DID106790 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](http://allenandharris.co.uk)