



12a Sycamore Way , Didcot, Oxfordshire, OX11 6DY

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A super two-bedroom semi-detached property boasting extremely well-proportioned accommodation, including a substantial entrance hall with large and useful cloakroom, a modern and well-equipped kitchen to the front, whilst the sitting/dining room overlooks the rear with French doors opening into the generous and secluded garden. Upstairs the master bedroom enjoys an en-suite shower room with window to the side, along with another good size bedroom, and an impressively long family bathroom. The property has a delightfully light and airy feel and enjoys high quality finishes such as Karndean flooring throughout the hall and sitting room. Outside the generously proportioned garden has a decked entertaining area and gated side access to the carport and driveway which will accommodate two vehicles. This charming property is situated on the border of Didcot and the Hagbournes on the very prestigious Bloor Greenway development and is offered to the market with no onward chain.

Guide Price: £325,000



* A Larger than average two bedroom semi detached home located on the prestigious Bloor Home Greenway estate in Didcot

* Benefitting from an impressively long family bathroom, en-suite shower to the master bedroom, and a useful downstairs cloakroom

* Karndean flooring flows throughout the substantial hallway and into the lounge/diner

* Lounge/diner overlooks the generous rear garden with French casement doors stretching across the rear

* Carport and driveway to the side of the property which accommodates two vehicles

* Bordering Didcot and the Hagbournes and offered to the market with no onward chain



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Gross Internal Area = 74.6 sq m / 803 sq ft
Garden Area = 118.7 sq m / 1278 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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