



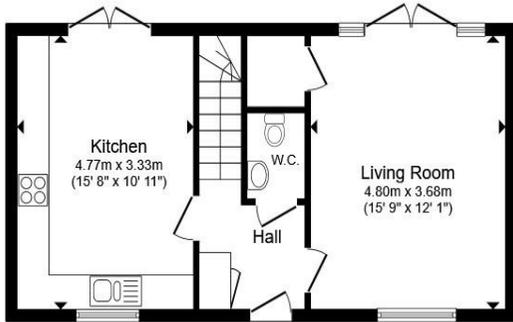
**Beddington Avenue, Didcot, OX11 9FR**

**welcome to**

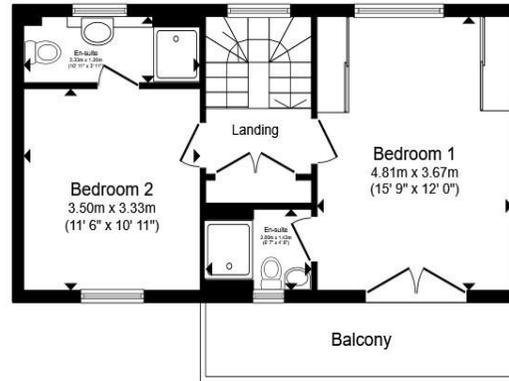
## **Beddington Avenue, Didcot**

Allen & Harris are pleased to welcome this five bedroom family home to the market. The property is built by Croudace and is located on the popular Willowbrook Park development in Didcot. In brief the property comprises entrance hall with stairs to first floor and a cloakroom. There is a dual aspect living room with French doors onto the rear garden and a dual aspect kitchen dining room with a range of fitted units, fitted oven and hob, plumbing for washing machine, integrated dishwasher and fridge freezer and French doors onto the rear garden. To the first floor there is a master suite with fitted wardrobes, en-suite shower room and French doors onto a balcony and a further double bedroom with en-suite shower room. To the second floor there are three bedrooms and a family bathroom. Outside the landscaped rear garden includes a home studio, patio area, raised flower borders and lawn. There is driveway parking and a garage which is located to the rear of the property. Further features include gas radiator central heating and UPVC double glazing throughout. Internal viewings are highly recommended.

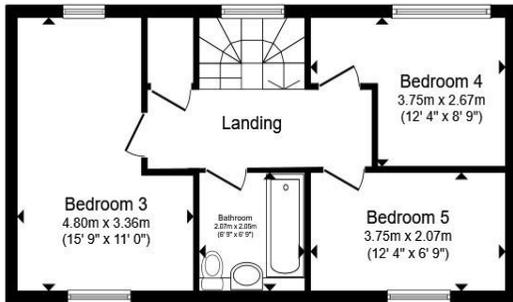




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 131.8 m<sup>2</sup> (1,418 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

## Beddington Avenue, Didcot

- Five Bedrooms
- Two En-suite Shower Rooms
- Kitchen Dining Room
- Garage
- Rear Garden with Studio

Tenure: Freehold

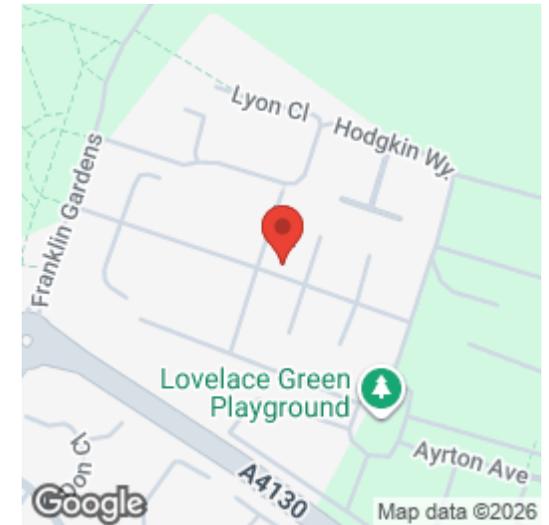
EPC Rating: B

Council Tax Band: E

**£525,000**

### 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.



**view this property online** [allenandharris.co.uk/Property/DID106332](https://allenandharris.co.uk/Property/DID106332)

Please note the marker reflects the postcode not the actual property



Property Ref:

DID106332 - 0005

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.

 allen & harris



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