



18 Evenlode Drive
Oxfordshire, Didcot, OX11 7XG



JAMESGESNER
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**18 Evenlode Drive
Oxfordshire
Didcot
OX11 7XG**

GUIDE £425,000 FREEHOLD



Situated within this sought-after cul-de-sac on the ever-popular Ladygrove Estate is this immaculately presented three-bedroom link detached property conveniently located for the popular All Saints primary school, mainline station, and the Orchard shopping centre.

This property is beautifully presented throughout having been remodelled by the current owners to provide a stylish and contemporary family home with south facing garden. Accommodation comprises; entrance hallway, cloakroom, 16' lounge, modern fully integrated kitchen/breakfast room, dining room, utility room, 15' ground floor bedroom/study, three bedrooms and a re-fitted family bathroom.

There is driveway parking for two cars at the front and gated access to the side which leads to the south facing rear garden. The garden is laid to lawn, patio and gravel with a large storage shed. EPC rating D Council Tax Band D.

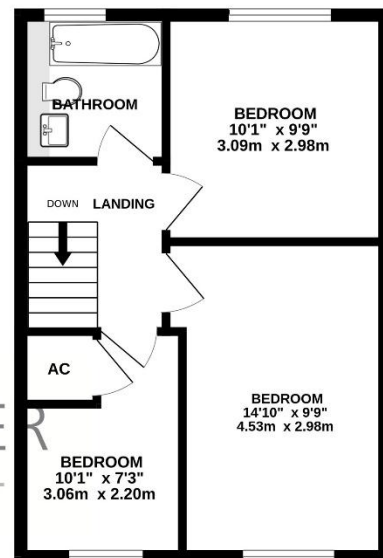


The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways. The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1137 sq.ft. (105.6 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		
(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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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk