



7 Abbey Brook
Didcot, Oxfordshire, OX11 7FY



JAMESGESNER
- ESTATE AGENTS -



**7 Abbey Brook
Didcot
Oxfordshire
OX11 7FY**

GUIDE £450,000 FREEHOLD

Built by Croudace homes is this immaculate and beautifully extended, three bedroom property situated on a corner plot within this sought after road within the Ladygrove Estate. Offering easy access Ladygrove Park Primary School, the town centre and Didcot Parkway mainline station. This property has to be seen to be appreciated.



The spacious accommodation comprises of an entrance hallway with cloakroom, lounge with box bay window, 20 x 22` dual aspect open plan and fully integrated kitchen/dining/family room with a ceiling lantern, quartz work surfaces, central island and with bi-folding doors to the rear garden. Landing leading to a master bedroom with re-fitted en-suite, two further bedrooms and a re-fitted family bathroom.

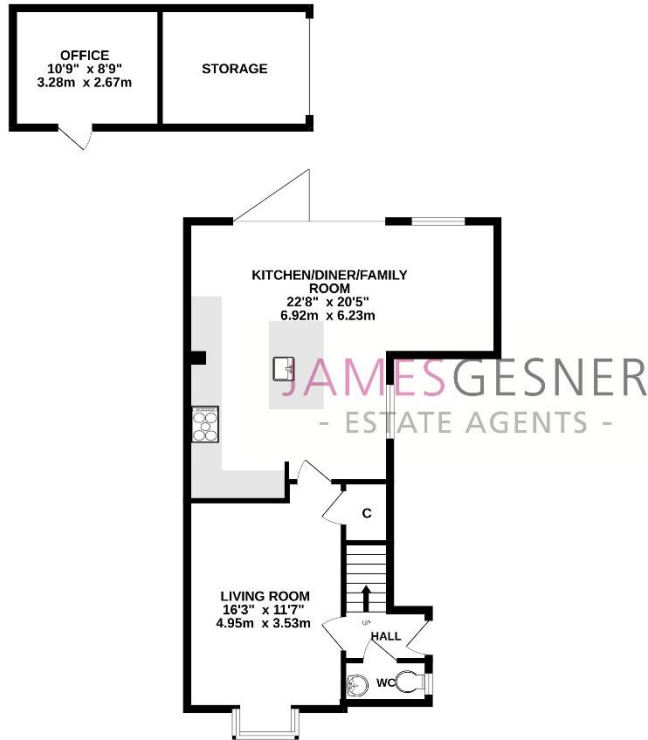
To the rear of the house, you will find a low maintenance mostly walled garden with artificial lawn and patio area. There is a rear access gate with path to the converted garage which has been professionally split into two giving you a storage facility and home office. There is driveway parking for 3/4 cars. Full gas central heating and uPVC double glazing throughout.



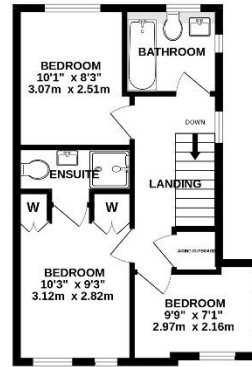
Ideally located on the estate with good access to the town and Orchard Shopping Centre. The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.

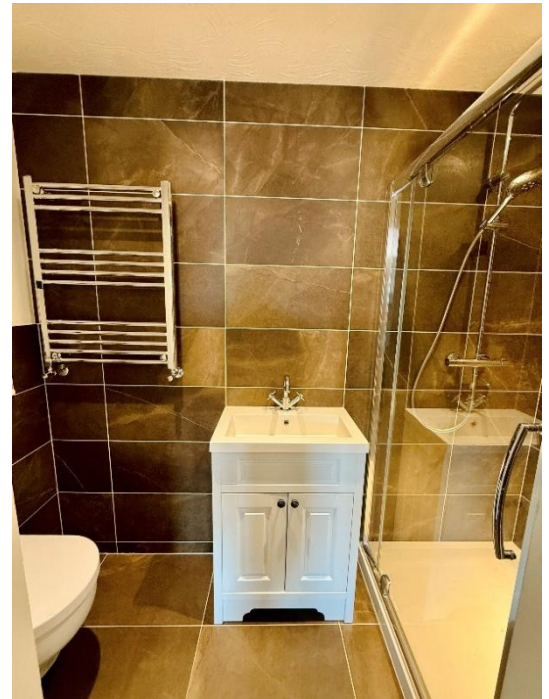
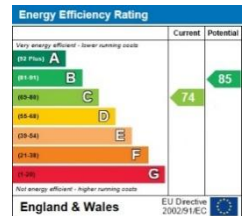


1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 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.
Made with Metropix ©2025



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk