



30 Tavistock Avenue
Didcot, OxforShire, OX11 8NA



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**30 Tavistock Avenue
Didcot
Oxfordshire
OX11 8NA**

OIEO £425,000 FREEHOLD



Since purchasing in 2012, the current owner has thoughtfully transformed this home into what is, in our opinion, one of the finest three-bedroom properties available in this location.

Ideally positioned for access to local schools and amenities, the property offers spacious and versatile accommodation, presented to a high standard throughout.

Entrance Porch & Cloakroom – Practical and welcoming, with space for coats and shoes.

Reception Hall – Generous entrance hall with French doors opening onto the rear garden.

Living Room – A bright 18ft lounge with French doors leading directly to the rear garden, creating a superb indoor-outdoor flow.

Kitchen/Dining Room – Contemporary 18ft kitchen/diner, ideal for family living and entertaining.

Bedrooms – Three generous double bedrooms.

Family Bathroom – Recently re-fitted to an exceptional standard, featuring a separate bath and shower.

To the front of the property, a driveway provides parking for two to three vehicles and leads to a superb garage and garden store.

The rear garden enjoys a desirable south-facing aspect, laid mainly to lawn with a spacious patio area — perfect for entertaining during the warmer months.

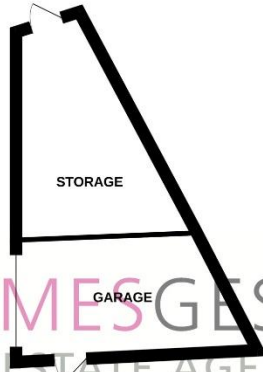
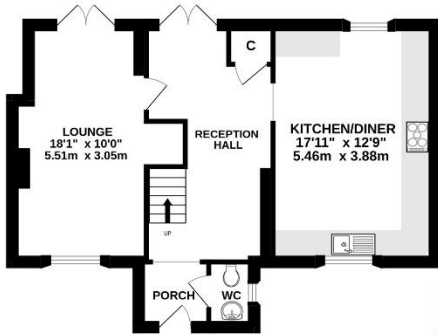


Didcot is the principal town of South Oxfordshire, with a population approaching 30,000. The town has undergone extensive regeneration in recent years, including the Orchard Shopping Centre which offers a range of retail, leisure, and dining options, along with a theatre, arts centre, and multiplex cinema.

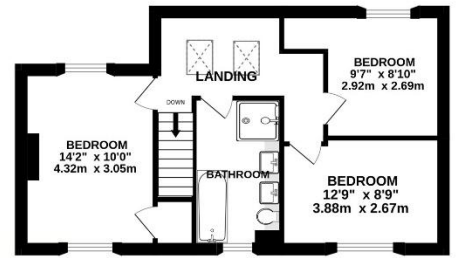
Families are well served by a choice of primary schools and two secondary schools (St Birinus and Didcot Girls' School). For commuters, Didcot Parkway railway station provides excellent connections to London Paddington in approximately 45 minutes, as well as services to Swindon, Bristol, and Cardiff. The nearby A34 also offers swift road links to the M4 and M40.



GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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