

72 Kynaston Road
Didcot, Oxfordshire, OX11 8HA

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OFFERS OVER £400,000

FREEHOLD

Nestled in the heart of old Didcot, this delightfully extended, three-bedroom, semi-detached property offers a perfect blend of character and charm, and is ideal for first-time buyers, couples, or those looking to up size in this vibrant town.

Upon entering the hallway, you will find a useful downstairs shower room followed by the entrance into the delightful reception room that provides a versatile space for relaxing or entertaining guests with neutral decoration. The room is filled with natural light, creating a warm and inviting atmosphere.

The kitchen with dining space also, offers ample storage and work surfaces with stylish wooden work tops and a laminate wooden floor, a double induction hob and extractor, dishwasher and American style fridge/freezer that will be included in the sale. Meal preparation and entertaining in this kitchen would be a real delight due to its spacious setting. From the kitchen, a door leads out onto the rear north facing garden.

Upstairs, the property features three, well-proportioned bedrooms, the master bedroom, a larger than average room with a window that overlooks the front of the property and wardrobes that can be left as part of the sale. The second double bedroom again, offers a spacious setting and the third bedroom, a good size single, perfect as a bedroom, nursery or home office also includes an airing cupboard. The bathroom is fitted with a bath and shower, sink and wc, a roof light and window, a heated towel radiator and is tiled from floor to ceiling.

The entire property is double glazed, enhancing energy efficiency and sound insulation, while the gas central heating system which is five years old, guarantees warmth throughout the colder months. The property also boasts solar panels on the garage roof giving the current owners a cash boost after the summer months.



The north facing garden, enclosed with fencing, includes a double length garage with up and over door, rear access and power. At the rear of the garden, a cabin installed by the current owners in 2021 includes electric, light and an outside socket and is a great space for working from home, a gym or a creative space. A decking area currently houses a hot tub which will be removed by its owners to leave a decking area. Laid mainly to lawn, the garden offers low maintenance with a patio area at the foot of the house for alfresco dining in the summer months.

A side gate then leads to rear access and private parking with space for one vehicle in front of the garage – a rare find in this sought-after location and parking on the driveway for one large or two small cars and is enclosed by mature high fencing for privacy to the front of the property. This adds a significant convenience factor, especially in a town where on-street parking can be limited.

The property is situated just 400 metres from the town which offers comprehensive leisure and sporting facilities for all ages and has a shopping complex named the Orchard Centre, with multiplex cinema, Cornerstones Arts Centre and various cafes, shops, and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approximately 40 minutes and Reading and Oxford in under 20.





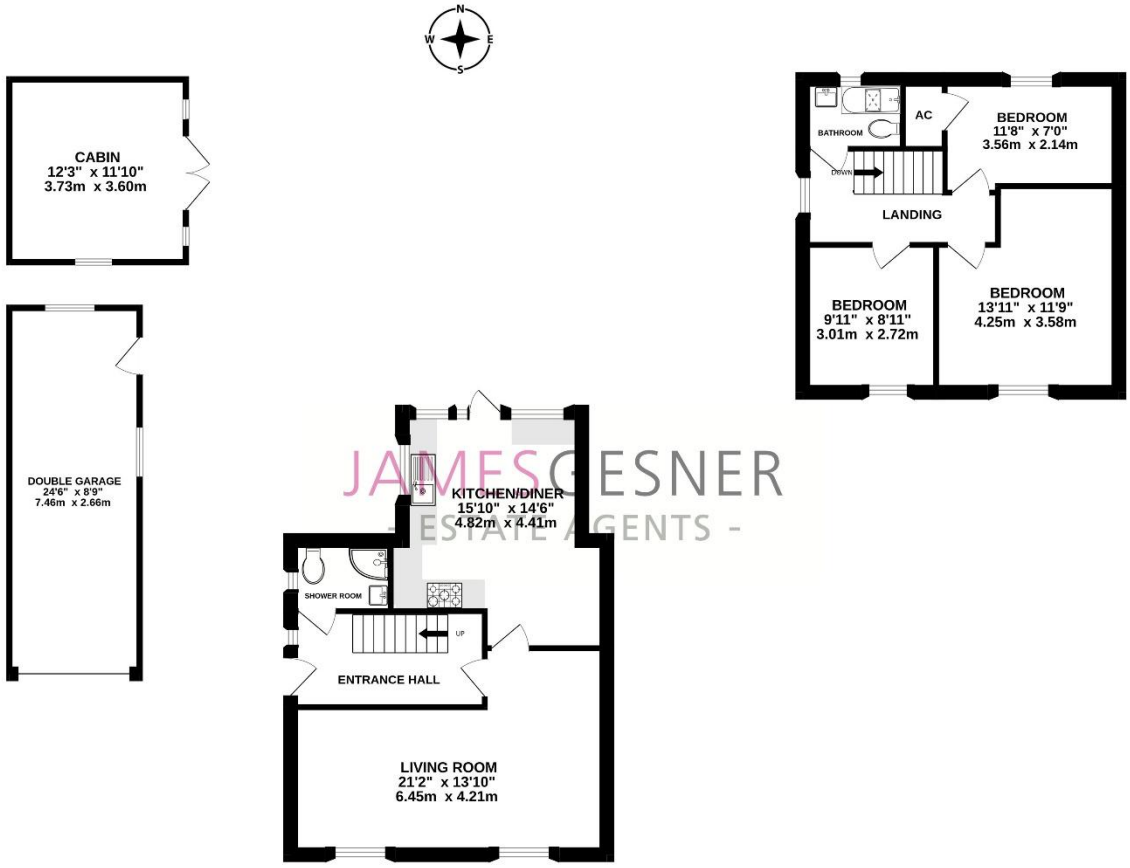






GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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