



5 Prestwick Burn
Didcot, Oxfordshire, OX11 7UZ

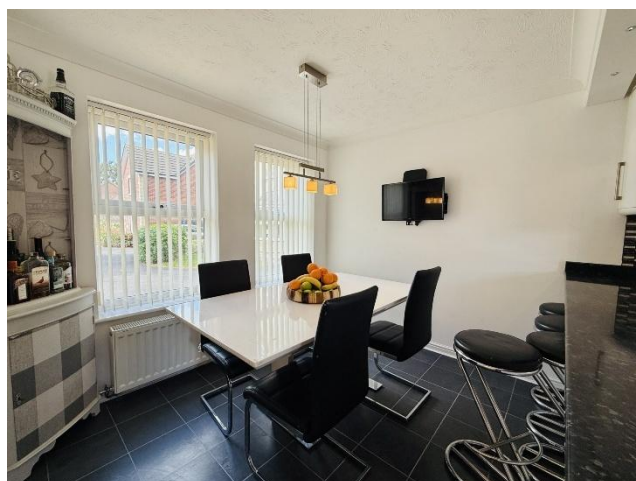


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**5 Prestwick Burn
Didcot
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OX11 7UZ**

OIEO £450,000 FREEHOLD



This double-fronted detached family home is located on a sought-after road within the popular Ladygrove Estate, close to Ladygrove Park Primary School and within easy reach of Didcot town centre and the mainline station.

The accommodation is well presented and comprises: Entrance hall and cloakroom. Spacious 16' lounge with French doors opening to the rear garden. Kitchen/dining room with breakfast bar.

Three first-floor bedrooms (all doubles), family bathroom, and en suite shower room to the main bedroom. Converted garage providing a versatile 4th bedroom/playroom with its own shower and cloakroom. Modern garden office with Internet connection, perfect for home working.

Externally, the landscaped rear garden is laid to patio and lawn, enjoys a good degree of privacy, and is not immediately overlooked. Additional benefits include gas central heating and uPVC double glazing throughout.



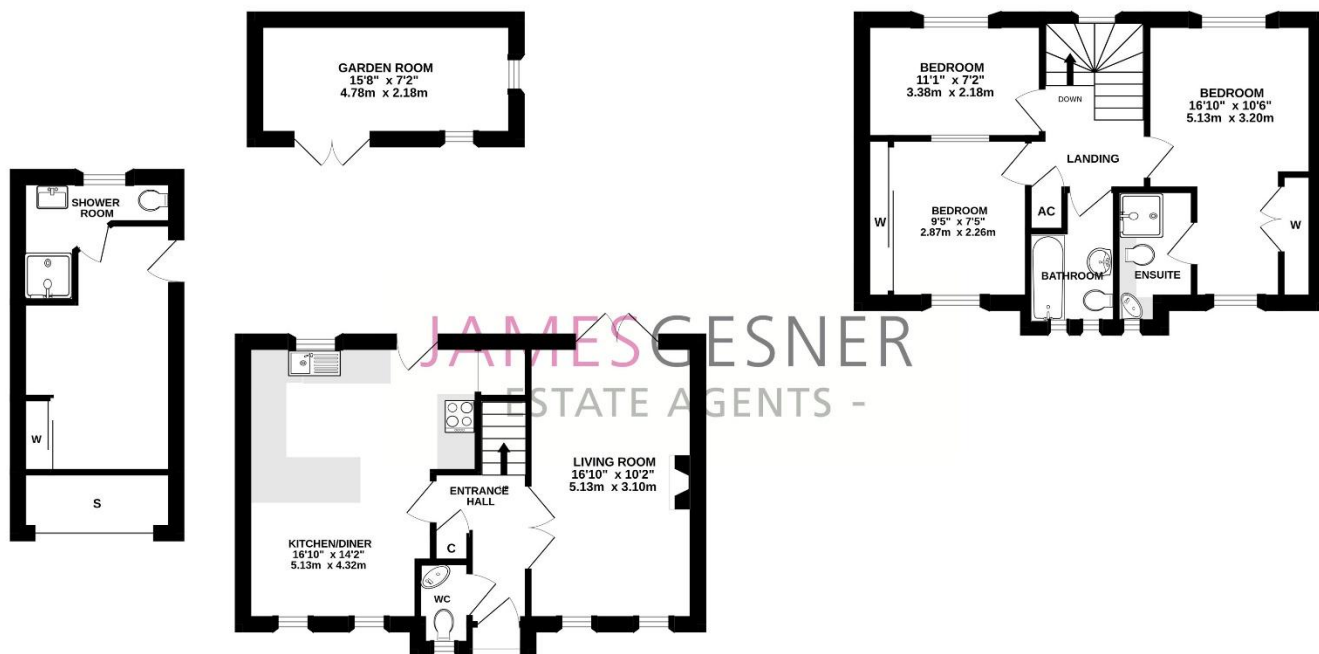
The Ladygrove Estate is highly popular with families, offering excellent local amenities including the Orchard Shopping Centre, leisure facilities, and well-regarded schools such as Ladygrove Park Primary and All Saints Primary.

Didcot Parkway station is within easy reach, providing fast commuter links to Reading and Oxford (under 20 minutes) and London Paddington in around 45 minutes.



GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 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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