



42a Hagbourne Road  
Didcot, Oxfordshire, OX11 8DR



**JAMESGESNER**  
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**GUIDE £550,000 FREEHOLD**



Situated on this popular road is this individual four double bedroom detached family home with generous west facing garden, garage and driveway parking for three cars.

Presented beautifully throughout with accommodation comprising; covered entrance porch, entrance hallway, shower room, lounge, 25' open plan kitchen/dining room with integrated appliances and bi-folding doors to the rear, integral garage, four double bedrooms and a modern family bathroom with separate bath and shower.

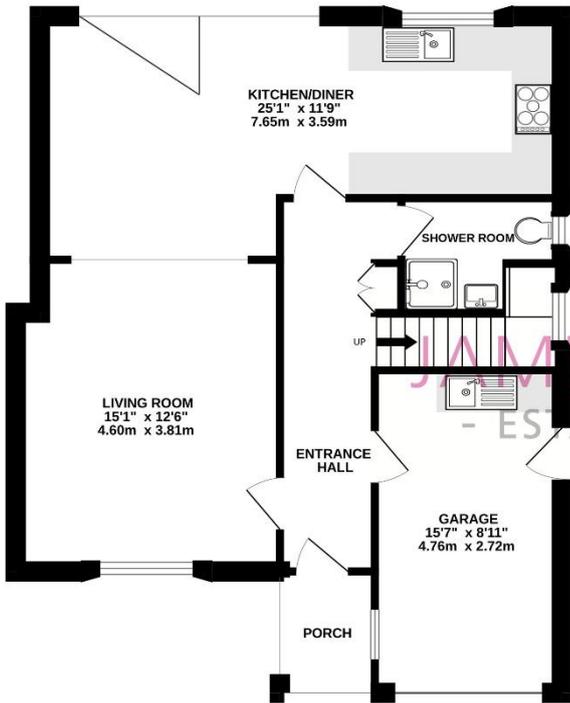
Externally the property offers a gravel driveway to the front providing parking for three cars. The rear garden is a particular feature with its west facing aspect and measuring over 80 feet in length. There is a good sized patio area leading to a lawn and mature trees and hedge row making the garden very private. Upvc double glazing and gas central heating throughout.



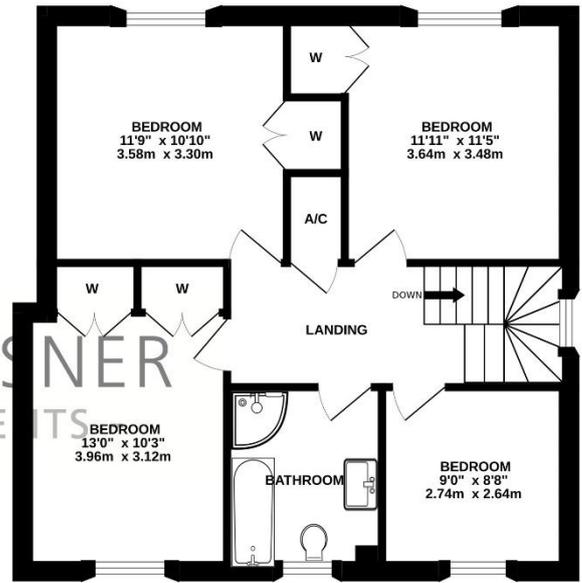
Situated within 500 metres of the Orchard centre and less than a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only half a mile from the developing Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.



GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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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