



34 Tavistock Avenue
Didcot, Oxfordshire, OX11 8NA



JAMESGESNER
- ESTATE AGENTS -



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

OIEO £375,000 FREEHOLD



A beautifully presented and extended three-bedroom semi-detached home, ideally situated in a well-established residential area close to local schools. The property features a stylish re-fitted kitchen/breakfast room, conservatory, and a superb 100ft south-facing garden complete with summer house.

Further benefits include driveway parking and potential for additional extension (subject to planning permission). Gas central heating (new boiler) and double glazing throughout.

Entrance hall, spacious living room, separate dining room, modern, fully integrated kitchen/breakfast room with quartz work surfaces, Conservatory with garden views, family bathroom, master bedroom with built-in wardrobes and dual-aspect windows, two further bedrooms.

Generous 100ft south-facing garden with lawn, flower beds, and patio providing a large seating area. Summer house and brick-built storage shed. Block-paved driveway to the front, offering parking for two vehicles.

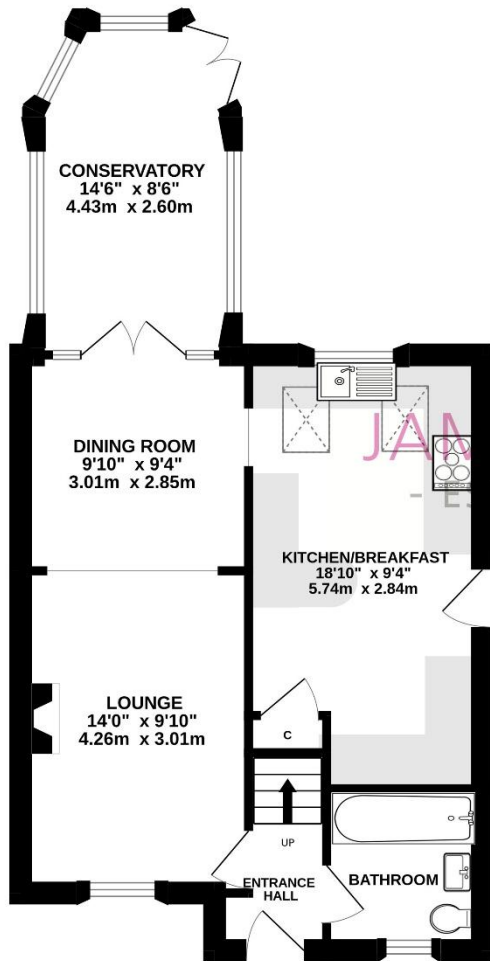


Didcot is the principal town of South Oxfordshire, with a thriving community and excellent amenities. The recently developed Orchard Centre offers a wide range of shops, cafés, restaurants, a theatre, arts centre, and multiplex cinema. The town is home to two secondary schools (St Birinus and Didcot Girls' School) and six primary schools.

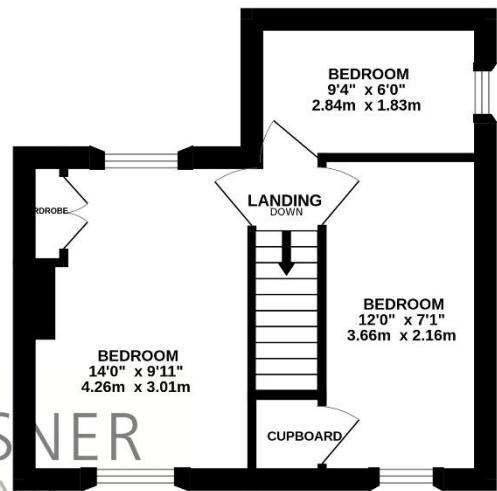
Didcot Parkway station provides fast services to London Paddington (approx. 45 minutes) as well as Swindon, Bristol, and Cardiff. The town offers excellent road connections via the A34, linking to the M4 and M40.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



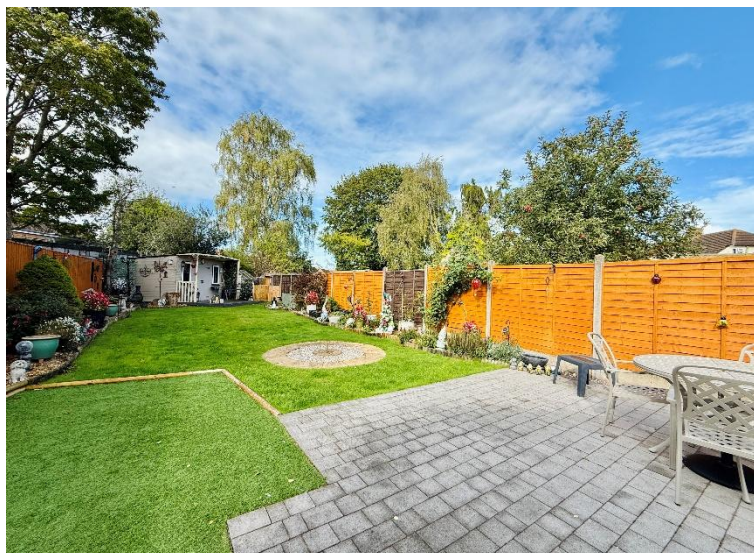
1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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