



17 Larch Drive  
Didcot, Oxfordshire, OX11 6DX



JAMESGESNER  
- ESTATE AGENTS -





**17 Larch Drive  
Didcot  
Oxfordshire  
OX11 6DX**

**OIEO £400,000 FREEHOLD**





Built by Bloor Homes in 2016 on the popular 'Greenway' development is this immaculately presented and well proportioned three bedroom, two bathroom detached property with south facing garden, garage and driveway.

Accommodation comprises; entrance hallway, cloakroom, lounge with box bay window, fully integrated kitchen/dining room with French doors leading onto the rear garden, first floor three bedrooms with an en-suite shower room and further family bathroom. To the rear of the property there is a lawned garden with patio and gated access to the double length driveway leading to a generous single garage with light & power. Further benefits include a water softener, gas central heating and uPVC windows throughout. Energy rating B.



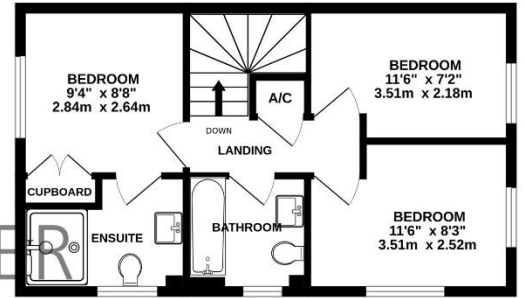
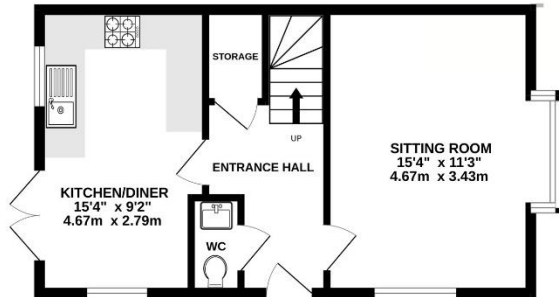
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead 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.





1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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