



12 Westwater Way  
Didcot, Oxfordshire, OX11 7SN



JAMESGESNER  
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Oxfordshire  
OX11 7SN**

**GUIDE £500,000 FREEHOLD**





Situated within a sought-after cul-de-sac on the ever-popular Ladygrove Estate, this well-presented four-bedroom detached family home offers generous accommodation, ample parking, and an attractive landscaped garden.

Conveniently located for local primary schools, Didcot Parkway mainline station, and the Orchard Shopping Centre.

Accommodation comprises, welcoming entrance hallway, dining room, cloakroom, fully fitted kitchen, utility room, lounge with French doors to the rear, four bedrooms, two doubles with built-in wardrobes and two good-sized singles, two modern bathrooms, including an en-suite to the master bedroom.

Outside you will find a driveway for three vehicles to the front a single garage with up-and-over door. Landscaped rear garden with lawn and patio leading to a lean-to garden shed.

Additional features include UPVC double glazing and gas central heating throughout.

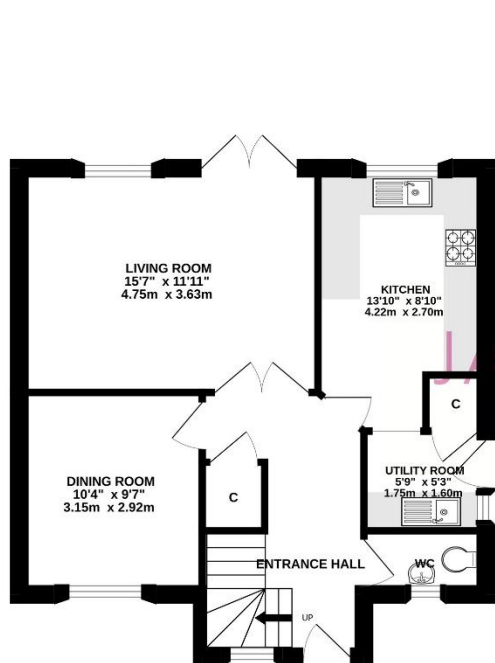


Perfectly positioned within the development, the property enjoys easy access to local amenities and the Orchard Shopping Centre. The Ladygrove Estate is particularly popular with families, being within catchment of the highly regarded Ladygrove Park Primary and All Saints Primary Schools.

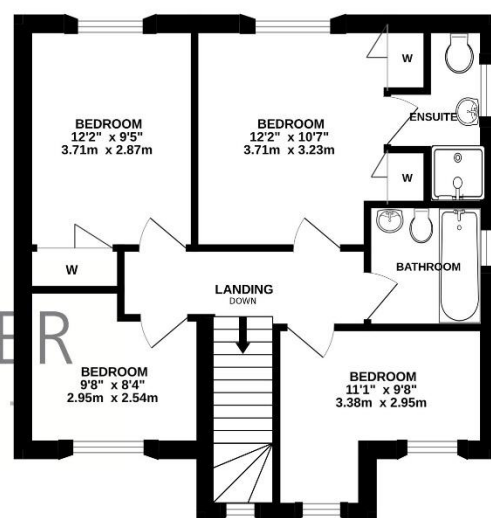
Didcot Parkway station is close by, providing excellent commuter links to Reading, Oxford, and London Paddington in as little as 40 minutes.



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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