



22 Balmoral Road
Didcot, Oxfordshire, OX11 8TZ



JAMESGESNER
- ESTATE AGENTS -



**22 Balmoral Road
Didcot
Oxfordshire
OX11 8TZ**

OIEO £425,000 FREEHOLD



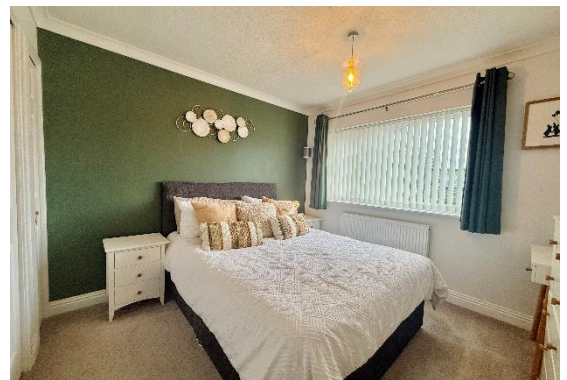
Situated on the ever-popular Millbrook Development, this superbly presented and thoughtfully extended three-bedroom detached home offers generous and flexible living accommodation, ideal for modern family life.

To the rear, the property has been stylishly extended to create a stunning open-plan kitchen/dining/breakfast area with French doors opening onto a beautifully landscaped, south-facing garden — a perfect setting for entertaining or relaxing in the sunshine.

The ground floor accommodation includes an entrance hallway, cloakroom, a comfortable lounge with feature fireplace, and the impressive open-plan kitchen/dining room. The former garage has been partly converted to provide a useful home office, while still retaining valuable storage space.

Upstairs are three well-proportioned bedrooms and a modern family bathroom, all presented to a high standard throughout.

Externally, the property benefits from driveway parking for two vehicles to the front. The rear garden is a true highlight — thoughtfully landscaped to include an extended patio area, lawn, attractive pergola, and a garden shed.

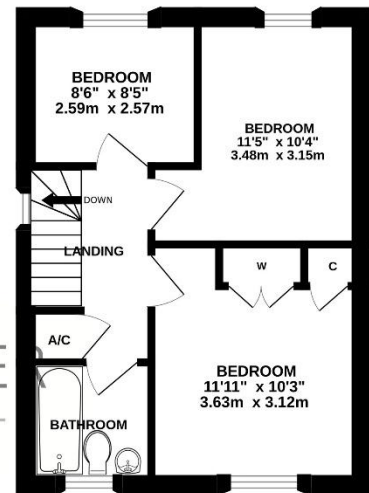
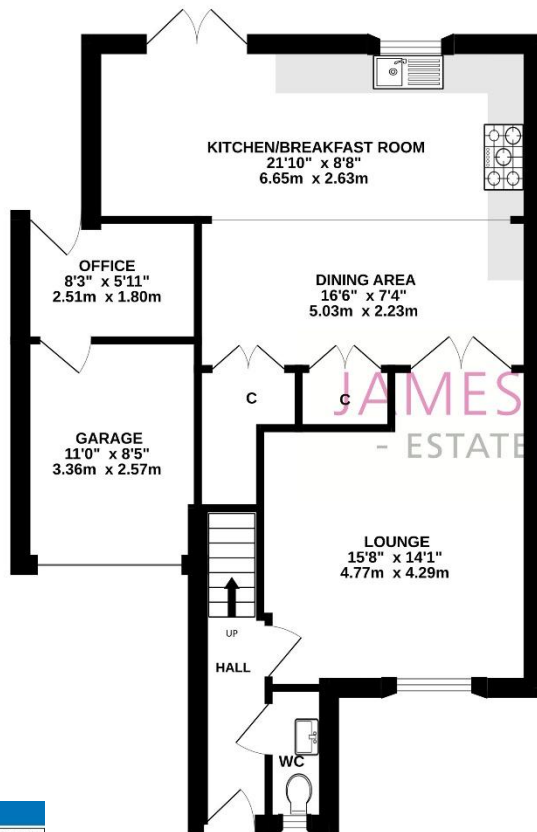


Perfectly positioned within half a mile of the Orchard Centre with its wide range of shops, cafés, and restaurants, and less than a mile from Didcot Parkway mainline station offering excellent links to London Paddington (approx. 45 minutes), Oxford, and Reading.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	51	79
England & Wales	EU Directive 2002/91/EC	



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