



44 St. Hildas Close
Didcot, Oxfordshire, OX11 9UX



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £450,000 FREEHOLD



Situated in this delightful cul-de-sac is this immaculately presented four bedroom, two bathroom detached family home with garden, garage and driveway parking for two cars. Since purchasing in 2016, the property has been much improved by the current owners.

The property comprises entrance hall, cloakroom, newly fitted kitchen/dining room with breakfast bar, integrated appliance and a spacious living room that leads onto the rear garden. Upstairs offers a master bedroom with fitted wardrobes and en-suite shower room and then three additional double bedrooms and a family bathroom.



Externally the property offers parking for two cars and views across a green space and a children's park.

The rear garden is laid mostly to lawn with a patio area and is not overlooked. The property includes Upvc double glazing and gas central heating throughout.

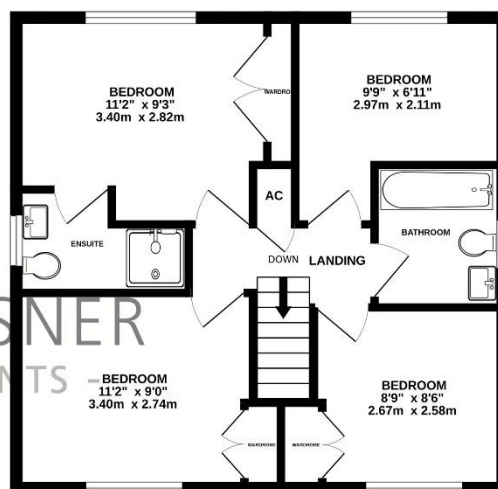
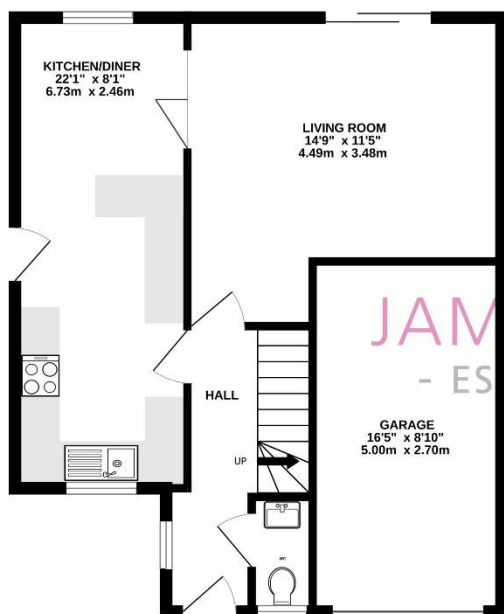
Situated less than a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only half a mile from the developing Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (102.0 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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