



54 Ockley Brook  
Didcot, Oxfordshire, OX11 7DP



JAMESGESNER  
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**GUIDE £425,000 FREEHOLD**





Situated on a no through road on the ever popular Ladygrove Estate and within close proximity of the town and mainline station is this nicely presented three bedroom link detached property with garage and driveway. Offered with no onward chain.

The property comprises; entrance hall, living room, dining room, spacious modern kitchen/breakfast room leading onto a conservatory, cloakroom and integral garage with light and power.

The first floor offers a master bedroom with fitted wardrobes, a further large double bedroom, a single bedroom and a modern family bathroom which was re-fitted 3 years ago. The westerly facing garden has recently been fully landscaped with a surrounding patio, lawn area and shed.

The driveway to the front which has recently been relandscaped, is block paved with shrub borders and provides parking for two cars. Full gas central heating (boiler is 3 years old) and double glazing throughout.



The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways.

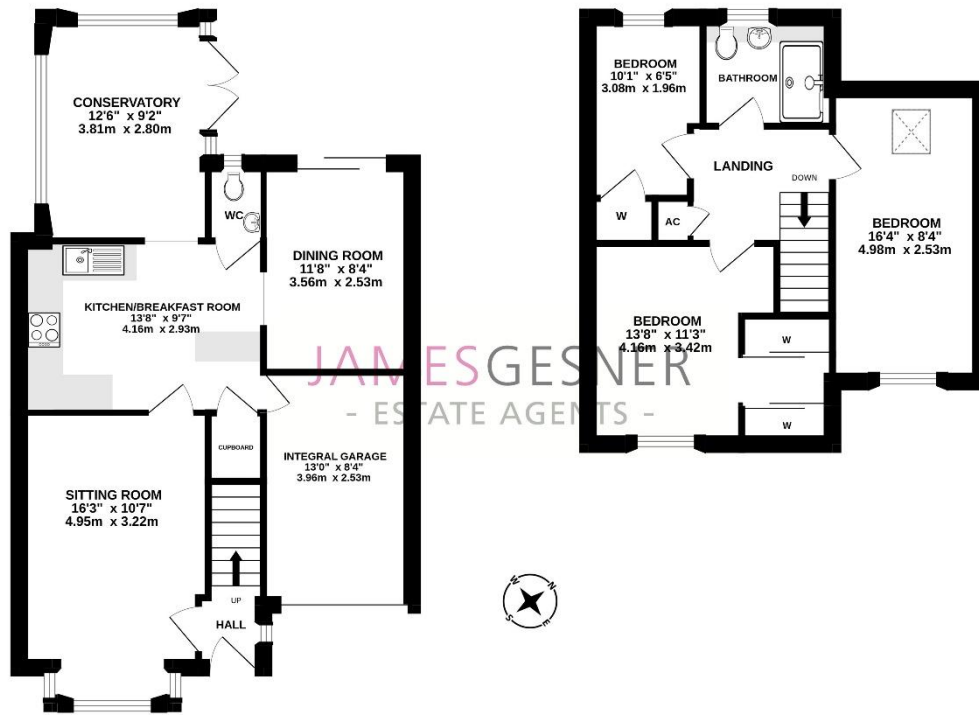
The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.





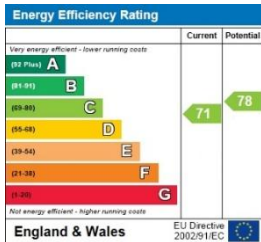
GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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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**James Gesner Estate Agents**

72 Broadway Didcot, Oxon OX11 8AE

**t: 01235 519888**

**t: 01491 522222**

[www.jamesgesner.co.uk](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)