



18 Dagdale Drive
Didcot, Oxfordshire, OX11 7XP



JAMESGESNER
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**18 Dagdale Drive
Didcot
Oxfordshire
OX11 7XP**

OIEO £375,000 FREEHOLD



Built by Croudace and positioned on a generous corner plot, this attractive dual-aspect three-bedroom semi-detached family home is located on the ever-popular Ladygrove development. Offered to the market with no onward chain.

The property is well presented throughout and ideally suited to both families and professionals.

The accommodation is thoughtfully arranged and includes a modern, refitted kitchen, a downstairs cloakroom, a comfortable lounge and a separate dining room, both of which flow into a conservatory overlooking the south-west facing rear garden, an ideal space for entertaining or everyday family living.

On the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom.

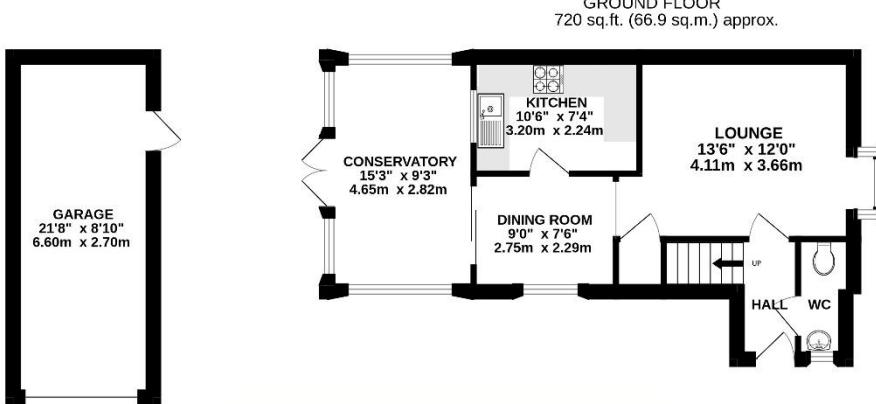
Externally, the property enjoys driveway parking leading to a detached single garage, which in turn provides convenient rear garden access. Further features include UPVC double glazing and gas radiator central heating, with a new combi boiler installed in 2024.



The location is a particular highlight. Ladygrove Park Primary School is within easy walking distance, with well-regarded secondary schools also close by. The development itself offers excellent local amenities including the Ladygrove Pub, Oak Tree GP surgery and Willowbrook Leisure Centre. Didcot town centre, the Orchard Centre, Cineworld Cinema, Cornerstone Arts Centre and Didcot Parkway railway station are all readily accessible. For commuters, there are superb road links to the A34, M4 and M40.

A well-located, chain-free family home in one of Didcot's most sought-after residential developments.



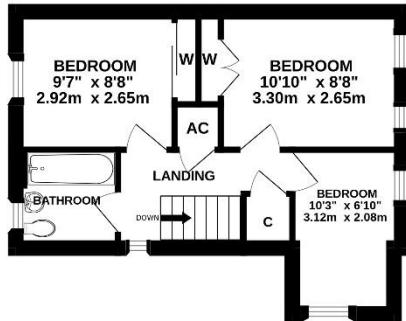


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1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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 current or efficient state can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk