



24 South Park Avenue  
Didcot, Oxfordshire, OX11 8NB



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**24 South Park Avenue  
Didcot  
Oxfordshire  
OX11 8NB**

**GUIDE £400,000 FREEHOLD**



A beautifully presented and thoughtfully extended four bedroom semi-detached family home offering generous living space, outstanding parking for multiple vehicles, and excellent potential for further extension (subject to planning permission).

The property is ideally positioned within a well-established residential area close to well-regarded local schools and everyday amenities.

The accommodation begins with an entrance hall leading to a comfortable living room centred around a charming wood-burning stove, a perfect space for relaxing evenings. To the rear, the impressive 24ft kitchen/dining room provides a superb open family space, featuring side access and French doors opening directly onto the garden, creating an ideal setting for both day-to-day living and entertaining. The ground floor also benefits from a convenient shower room.

Upstairs, the property offers four well-proportioned bedrooms, comprising three doubles and a good-sized single, all served by a stylish re-fitted family bathroom.

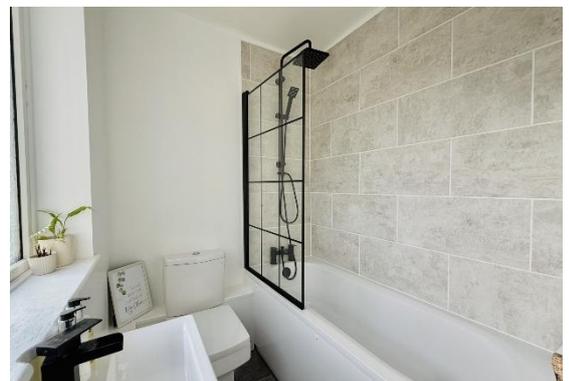
Externally, the home continues to impress. The approximately 70ft south-facing rear garden enjoys a high degree of privacy and features a combination of lawn and patio areas, ideal for outdoor dining and family enjoyment. To the front, a substantial driveway provides off-street parking for six/seven vehicles comfortably, leading to a detached tandem-length garage, offering excellent storage or workshop potential. There is also a nearly new 8 x 6 shed and log store.



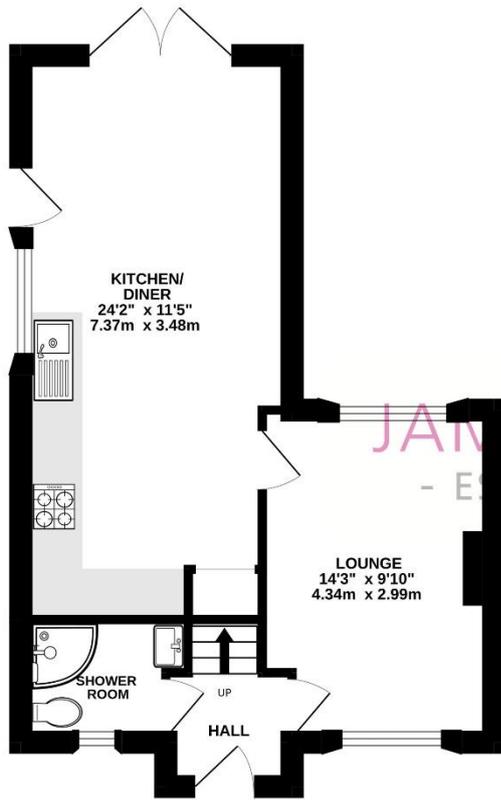
Additional benefits include gas central heating and double glazing throughout.

The property is located in Didcot, the principal town of South Oxfordshire, known for its strong community and excellent local amenities. The Orchard Centre provides a wide range of shops, cafés, restaurants, a theatre, arts centre and multiplex cinema. The town is also well served by schooling, including two secondary schools — St Birinus School and Didcot Girls' School — along with several primary schools.

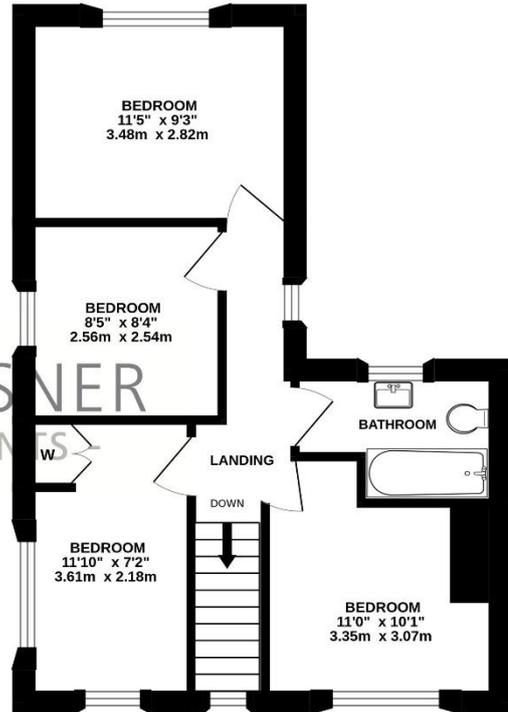
Didcot Parkway station offers fast and frequent rail services to London Paddington in approximately 45 minutes, as well as direct connections to Swindon, Bristol and Cardiff. The town also benefits from excellent road links via the A34, providing easy access to both the M4 and M40.



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



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TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(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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