



30 Beddington Avenue
Didcot, Oxfordshire, OX11 9FR



JAMESGESNER
- ESTATE AGENTS -



**30 Beddington Avenue
Didcot
Oxfordshire
OX11 9FR**

GUIDE £450,000 FREEHOLD

Situated within this highly sought-after development by Croudace Homes, completed in 2021, this beautifully presented three double bedroom, two lounge townhouse is offered for sale with no onward chain and built to the popular 'Brindley' design.

The property enjoys a south-facing rear garden, garage, and an open outlook.



The well-balanced and versatile accommodation is arranged over three floors. On the ground floor, a welcoming entrance hall leads to a cloakroom and an impressive open-plan kitchen/dining area, which flows seamlessly into a family room with French doors opening onto the rear garden, ideal for modern living and entertaining.

The first floor provides a generous sitting room featuring a Juliet balcony and a feature fireplace, which could be alternatively used as a fourth bedroom alongside a double bedroom and a contemporary family bathroom. On the second floor are two further well-proportioned double bedrooms, including the principal bedroom with en-suite shower room.

Externally, the south-facing rear garden is laid with artificial lawn for low maintenance and the patio area creates an excellent space for summer entertaining. Gated side and rear access leads to parking and the garage, which benefits from eave storage, power and lighting as well as an EV charging point.



Further highlights include a fully integrated kitchen with high-end appliances, including an induction hob, double oven, washing machine, and dishwasher. Ample storage is available in the property and bathrooms on level two and three are finished to a modern specification with thermostatic, high-pressure shower(s) and heated towel rails.

Gas central heating is controlled via Hive, and the property benefits from the remainder of a 10-year NHBC warranty. The property also benefits from installed solar panels, which are not currently connected or commissioned however, connection can be arranged post completion.

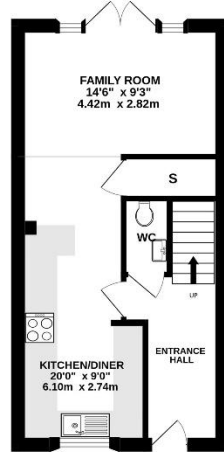
The development is attractively positioned, surrounded by similar quality homes and enjoying an open, spacious feel throughout with a local school and nursery close by as well as a playground for children to enjoy.

Didcot offers comprehensive leisure and sporting facilities, together with the Orchard Centre, home to a multiplex cinema, the Cornerstone Arts Centre, and a range of cafés and restaurants.

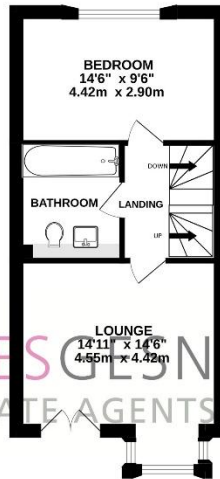
Excellent transport links include easy access to the A34, connecting to the M40 and M4, and a mainline rail service to London Paddington in under 40 minutes, with Reading and Oxford reachable in under 15 minutes. The station is approximately a 20-minute walk from the property.



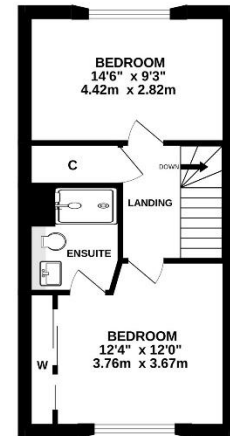
GROUND FLOOR
589 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



JAMES GESNER
- ESTATE AGENTS -



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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.
Made with Metropix 52026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	86	87
(69-80) C		
(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	



JAMESGESNER
- ESTATE AGENTS -

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