



Quakers Court, Abingdon,  
Oxfordshire, OX14 3PY  
£650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A large, immaculate and highly versatile family home with garage and parking, nestled in the heart of Abingdon-On-Thames. Offered to the market with the security of no onward chain.

Conveniently located within a stone's throw of the town centre plus local bus routes to Oxford City. A superbly presented town house, offering extremely spacious, flexible living over four floors. The ground floor accommodation comprises of an entrance hall, study and a versatile additional reception room, ideal as a second lounge or bedroom with en-suite if so required.

To the first floor is the main living accommodation, featuring a striking double aspect living/dining room which flows through to the fully integral kitchen. A good size WC with ample storage completes the floor.

To the second floor are three double bedrooms, bedroom two benefiting from a modern shower en-suite and built in wardrobes. A large family bathroom with separate walk-in shower and bath completes the floor.

To the third floor is a substantive bedroom flooded with natural light.

The house further benefits from a single integral garage, parking for two and a low maintenance garden to the rear.





## Key Features

- NO ONWARD CHAIN - IMMEDIATE VACANT POSSESSION
- Large four-storey town house
- Four/five bedrooms
- Three bathrooms
- Single garage
- Garden
- Centrally located
- EPC Band C
- Council Tax band F

## The Location

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 40 minutes.

Approximate Gross Internal Area 2001 sq ft – 187 sq m  
 Ground Floor Area 557 sq ft – 52 sq m  
 First Floor Area 557 sq ft – 52 sq m  
 Second Floor Area 565 sq ft – 53 sq m  
 Third Floor Area 322 sq ft – 30 sq m



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