

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.





- 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.

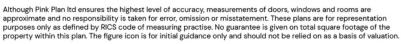




Approximate Gross Internal Area 2001 sq ft - 187 sq m
Ground Floor Area 557 sq ft - 52 sq m
First Floor Area 557 sq ft - 52 sq m
Second Floor Area 565 sq ft - 53 sq m
Third Floor Area 322 sq ft - 30 sq m









Thomas Merrifield and their clients give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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