



Plantation Avenue, Marcham, OX13 6FS

Guide Price £435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superbly presented, extended semi detached home in this sought after Oxfordshire village. A spacious semi detached house having been extended by the current owners, with accommodation to include an entrance hall, cloakroom, living room and modern kitchen/breakfast room. The extension provides a wonderful dining room flooded with natural light.

To the first floor are three bedrooms, the master bedroom with en-suite shower room. The contemporary family bathroom completes the floor.

Externally the house benefits from Driveway parking leading to a single garage. The garden is mainly laid to lawn with a decked area.





Key Features

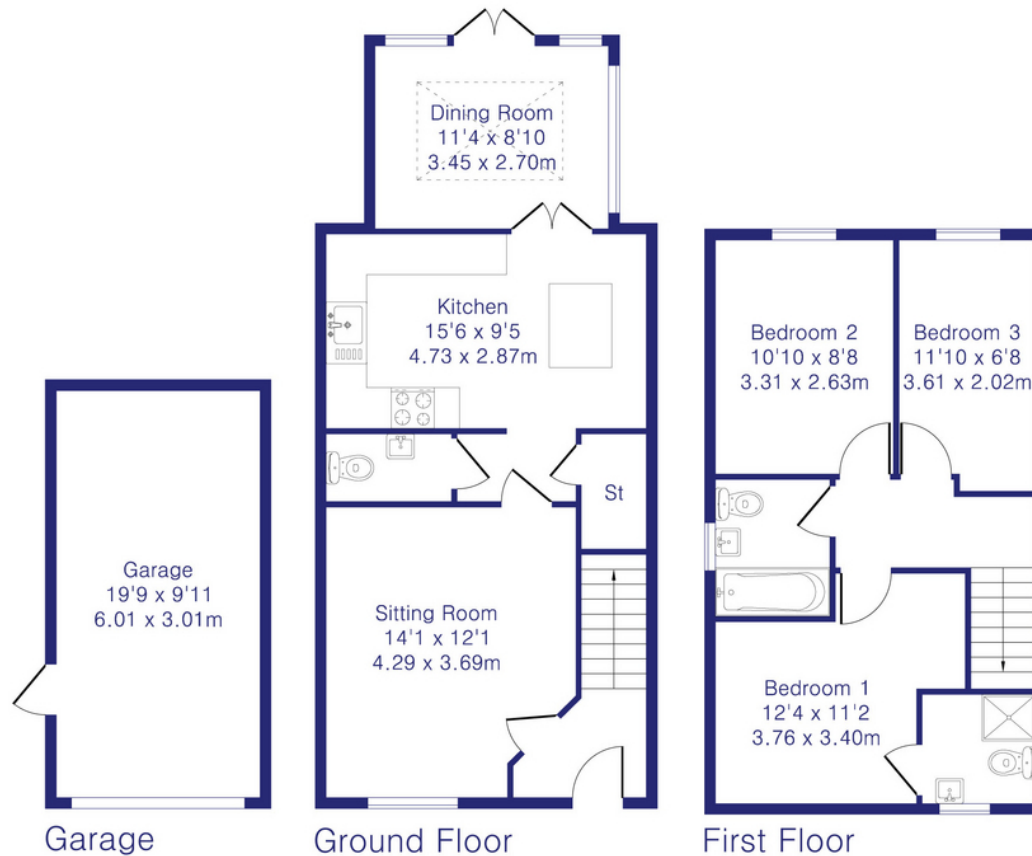
- Superb semi detached home
- Three bedrooms
- Two bathrooms
- Ground floor WC
- Extended ground floor accommodation
- Single garage
- Council tax band D/EPC rating B

The Location

Marcham is a well-located medium size village, just two miles to the west of Abingdon-on-Thames, a thriving historic market town providing comprehensive shopping, schooling and recreational amenities. Marcham itself has a community run Post Office/store, scenic church, a Junior School and active community centre. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 1146 sq ft – 106 sq m
Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 424 sq ft – 39 sq m
Garage Area 195 sq ft – 18 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.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS