



Abingdon Road, Abingdon, OX14 4HW

Offers In Excess Of £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A wonderfully positioned four-bedroom chalet-styled bungalow in excellent condition, modernised throughout and thoughtfully designed into a wonderful family home.

On the ground floor the property comprises two double bedrooms, a family bathroom, a highly versatile and spacious utility room, currently being used as a secondary kitchen space. The heart of the home is by far the amazing open plan kitchen/dining room that has been carefully designed to keep the space inviting and homely. The room includes a contemporary kitchen with built-in appliances, dining space and room for a reception room. The bi-fold doors to the rear overlook the great sized westerly facing garden. Upstairs are two great sized bedrooms and another family bathroom. The property benefits from ample storage space including cupboards storage within the eaves and a detached outbuilding positioned to the right hand side of the property. The outbuilding offers versatility and used to be the properties garage before it was converted into what is now a home gym/storage space. To the front of the property is a driveway offering ample off-road parking.





Key Features

- Open plan kitchen/dining
- Four great sized bedrooms
- Beautifully renovated
- Contemporary fitted kitchen
- Large private garden
- Detached outbuilding
- Modernised throughout
- Ample off-road parking
- EPC Rating: D
- Council Tax Band E

The Location

Pleasantly and conveniently situated within the popular village of Drayton, which has a range of amenities, and approx. 2 miles south of Abingdon on Thames which provides more comprehensive shopping, schooling and recreational facilities. Didcot Parkway is also within 6 miles, with a main line connection to London Paddington in approximately 45 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Major centres of employment including the business park at Milton Park (approx. 3 miles) and the range of scientific establishments in the Harwell vicinity (approx. 4 miles)

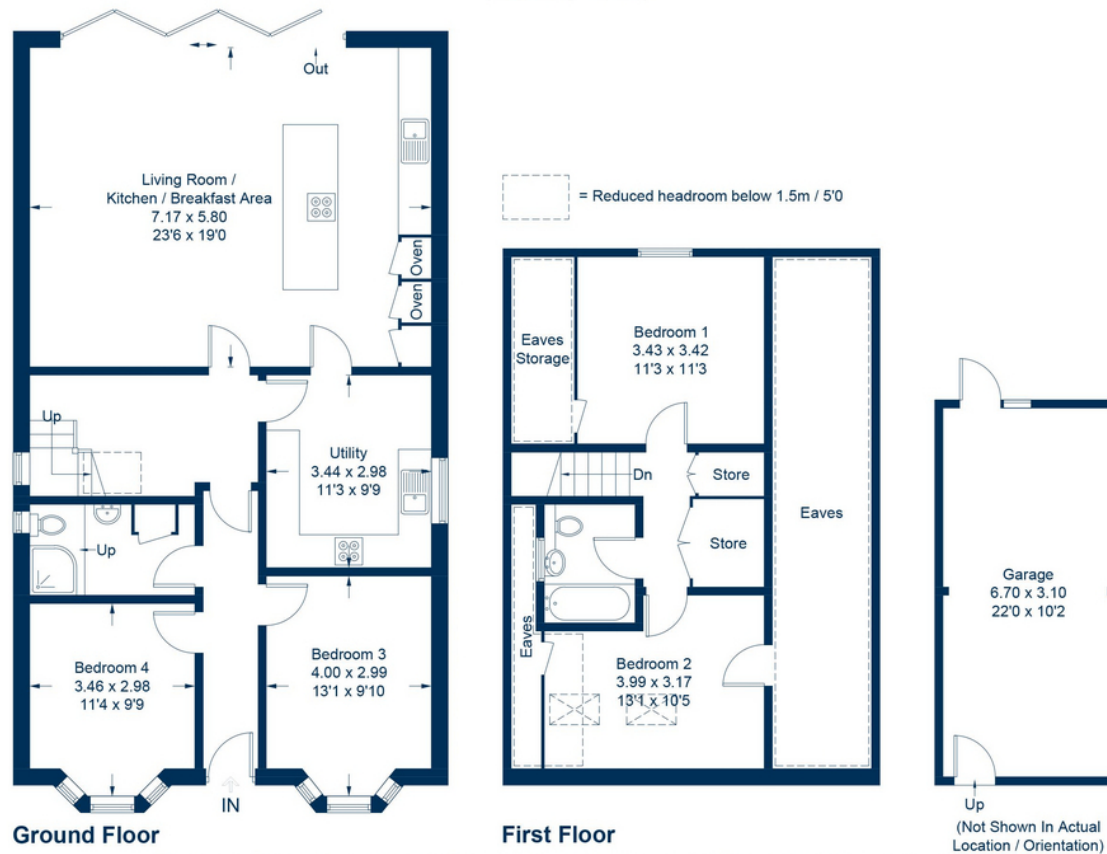


Thomas Merrifield and their clients give notice that:

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.

Approximate Gross Internal Area
Ground Floor = 97.9 sq m / 1,054 sq ft
First Floor = 60.9 sq m / 655 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 179.6 sq m / 1,933 sq ft
(Including Eaves)



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

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