



Wilsham Road, Abingdon, OX14 5HP

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This stunning riverside property in Abingdon-upon-Thames offers a perfect blend of modern comfort and natural features. The bright living space features large patio doors that flood the room with natural light. The high ceilings and tasteful decor create a welcoming environment, while the contemporary kitchen, equipped with high-quality appliances and ample counter space, makes it a great place for cooking and entertaining. Adjacent to the kitchen, the dining area is bright and spacious, with doors leading to a private patio. The lounge area offers a cozy spot to relax, with velux windows and a large window pane enjoying the lovely river views. There are two double bedrooms, with one tastefully renovated en-suite and a shower room. The property also has two allocated parking spaces.

Situated just walking distance from Abingdon town centre, this property provides a serene riverside living experience while being close to the town's shops, cafes, historic landmarks and public transport.





Key Features

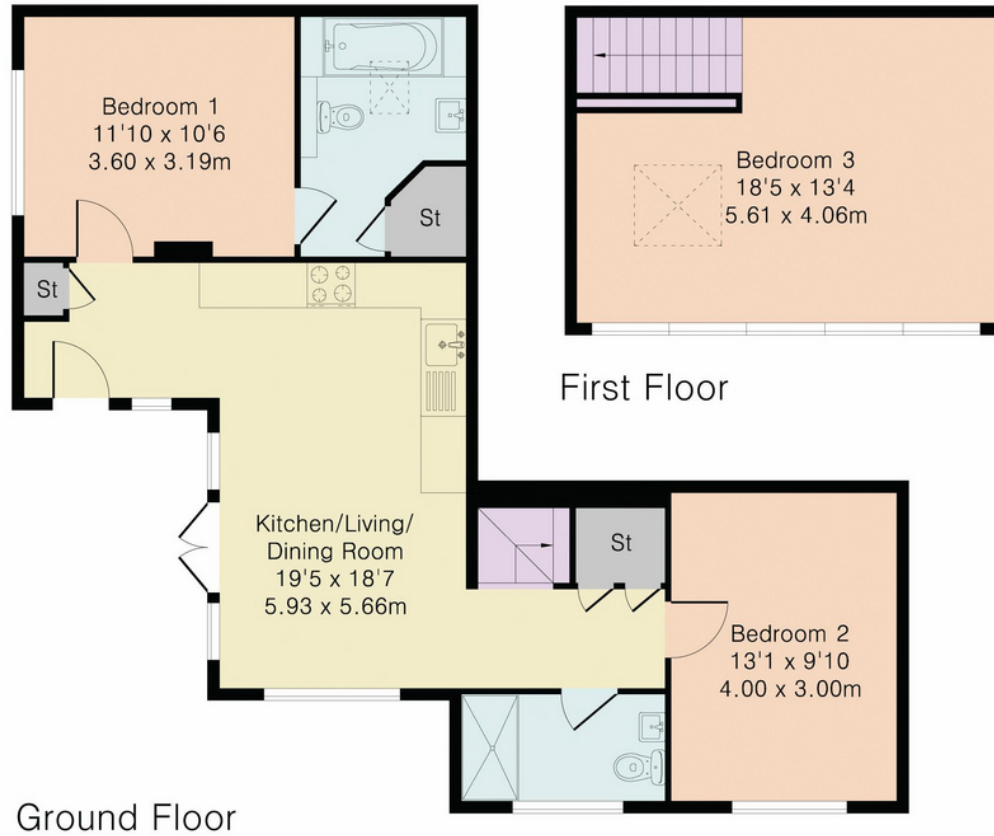
- Newly renovated cottage
- Close to Abingdon town centre
- Versatile living
- Riverside views
- Allocated off road parking
- Close to public transport
- Gas central heating
- Semi-detached
- EPC Rating D
- Council Tax Band D

The Location

Abingdon Town Centre is located just 0.4 miles from the property and it's very well connected to public transport links to all surrounding towns and cities. As the crow flies Oxford City Centre is 7 miles away from the property and Didcot parkway is just 6 miles.



Approximate Gross Internal Area 950 sq ft – 89 sq m
 Ground Floor Area 705 sq ft – 66 sq m
 First Floor Area 245 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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