



Mattock Way, Abingdon, OX14 2PD

Guide Price £450,000 Freehold

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SALES LETTINGS



## The Property

An extremely generous size, light and airy detached 4-bedroom family residence, occupying a larger than average corner position with south and south westerly facing gardens to off-road parking to the front, and driveway to the rear accessing the garage. The well-arranged ground and first floor space is larger than its appearance would suggest, and benefits from a range of improvements. Welcoming entrance vestibule into a roomy hallway with cloakroom. Versatile receptions with separate dining room, 18'7" L-shaped living room, and multi-purpose conservatory/sun lounge. Well fitted kitchen, which some similar style homes have enlarged by opening and extending into the living area (subject to building regulation approval).

The dimensions of the 4 bedrooms have been thoughtfully allocated with two generous double and two comfortable singles. The family bathroom has the benefit of a bath and shower cubicle, in addition to vanity wash basin and WC.





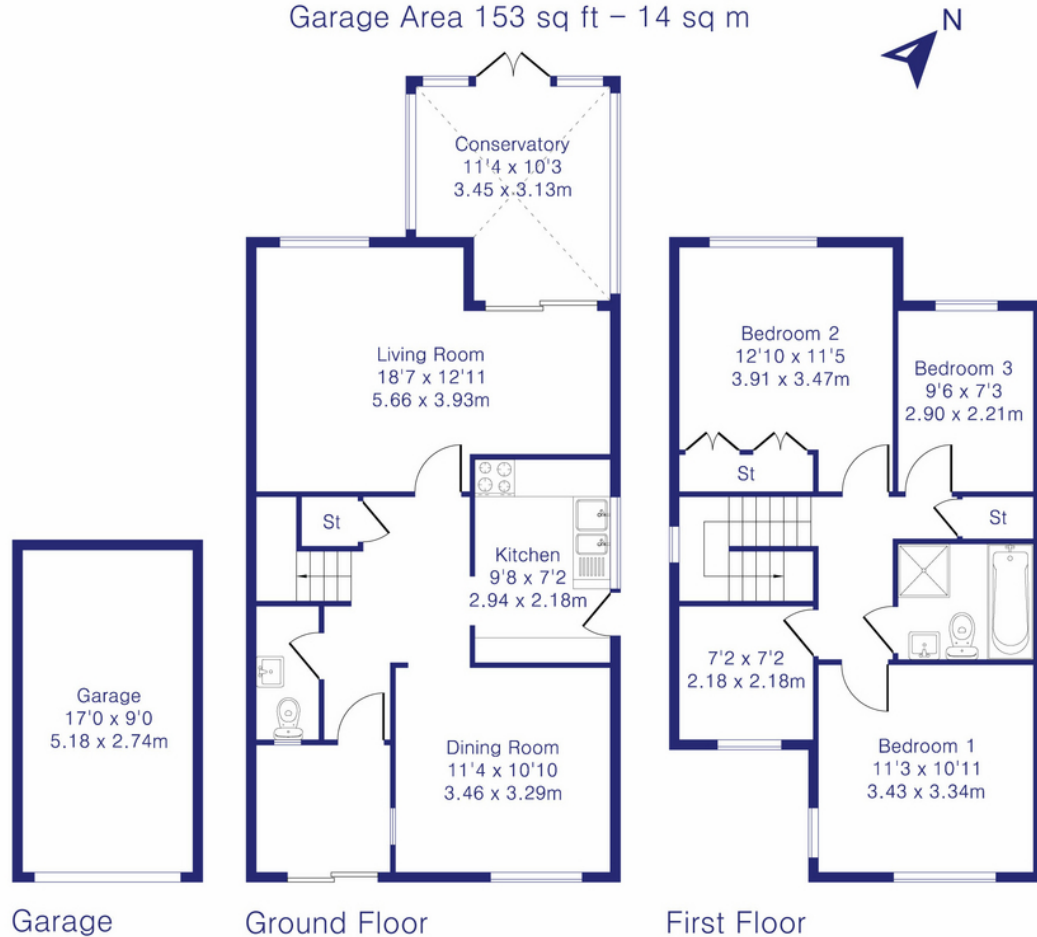
## Key Features

- Approx 1,244 sq ft accommodation
- Corner plot with extension potential
- Gas central heating and double glazing
- Ample off-road parking
- Close proximity to bus routes and local amenities
- Walking distance to local schools
- EPC Rating: D
- Council Tax Band: E

## The Location

Situated in a favoured residential environment in North Abingdon, in a no through road, this property has close proximity to bus routes and network of off-road bike and walking paths connecting to local amenities. This historic Thameside market town provides a broad range of shopping, schooling and recreational amenities, in addition to a range of private and state schools catering for all ages. Radley village is within a level 1.5 mile cycle providing a branch line connection to Oxford and Didcot Parkway, which in turn provides a mainline connection to London Paddington, in as little as 36 minutes. The nearby A34 connects north bound to Oxford and the M40, southbound to the M4.

Approximate Gross Internal Area 1397 sq ft – 129 sq m  
 Ground Floor Area 704 sq ft – 65 sq m  
 First Floor Area 540 sq ft – 50 sq m  
 Garage Area 153 sq ft – 14 sq m



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