



Peachcroft Road, Abingdon, OX14 2NA

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

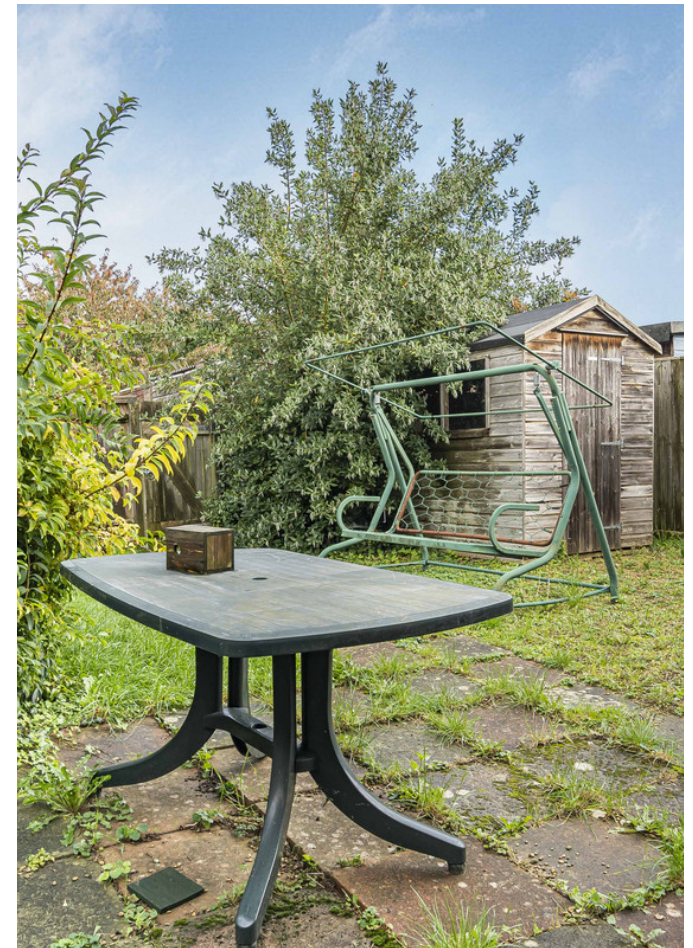
This extended detached family home offers generous living space and is ideally located within walking distance of North Abingdon's Peachcroft shops, Rush Common Primary School, and convenient bus routes to both Abingdon Town Centre and Oxford City.

The property features four well-sized bedrooms and an additional reception room, which could be opened up to create a larger kitchen/dining area with some renovation. The spacious sitting room provides plenty of room for family living. Modern conveniences include solar panels and an electric car charging point.

The front of the property accommodates off-road parking for 2-3 vehicles, and the private rear garden offers a relaxing outdoor space, complete with a garage and timber shed for extra storage.

While the home is in good condition, there is potential for minor cosmetic updates to refresh and personalise the space, making it an excellent opportunity for buyers looking to add their own touch.





## Key Features

- Extended detached family home in North Abingdon
- Four well-sized bedrooms offering ample space
- Walking distance to Peachcroft shops and Rush Common Primary
- Solar panels and electric car charging point
- Off-road parking for 2-3 vehicles
- Spacious reception room with potential for open-plan living
- Private rear garden with garage and timber shed
- Potential for minor cosmetic updates to modernise the home

## The Location

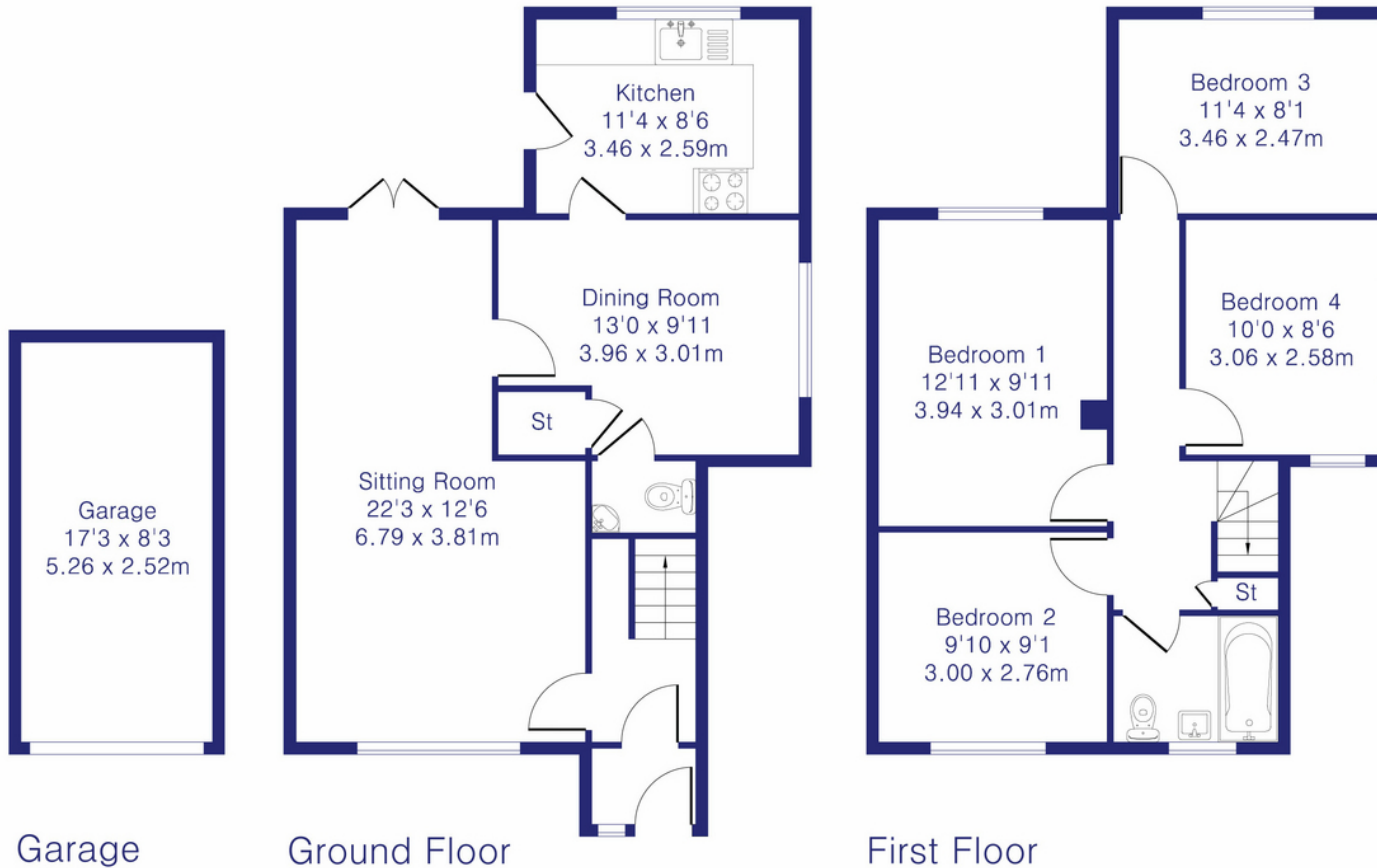
Peachcroft Road is located in the popular North Abingdon area, offering a fantastic blend of convenience and community. It's just a short walk from local amenities, including the Peachcroft shopping centre, which has a variety of shops and services. Families benefit from being close to highly regarded schools, such as Rush Common Primary School, as well as parks and recreational areas. Excellent transport links are available, with regular bus services connecting to Abingdon Town Centre, Didcot, and Oxford City, making commuting and travel easy. The area is ideal for those seeking a peaceful yet well-connected location.

# Approximate Gross Internal Area 1224 sq ft - 113 sq m

Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 533 sq ft – 49 sq m

Garage Area 143 sq ft – 13 sq m



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

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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