



St. Nicholas Green, Abingdon, OX14 1HH
£460,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A handsome family residence, forming part of a distinctive terrace fronting an open expanse of green, and well within a mile to the north of the town centre.

Providing significantly larger accommodation than its appearance would suggest having been thoughtfully extended across the full width of the rear to provide a fabulous kitchen/dining/living space with predominantly vaulted ceiling and door leading directly out to the circa 85ft southerly rear garden, with pleasant outlook and offering a high degree of privacy. Separate utility and ground floor cloakroom. Two separate receptions rooms, one being ideally suited to a 4th bedroom completes the impressive and highly versatile ground floor accommodation. There are three generous first floor bedrooms, bathroom and separate WC.

The property benefits from a range of significant enhancements, in addition to high quality replacement double glazed windows and gas central heating to radiators.

SIMPLY MUST BE SEEN.





Key Features

- 1203 sq ft accommodation
- Comprehensively improved and thoughtfully extended
- Ample off Road car parking
- Circa 85ft southerly rear garden
- Three/four bedrooms
- Fabulous Kitchen/dining/family area
- Council tax Band: C
- EPC Rating: C
- Newly installed gas combination boiler

The Location

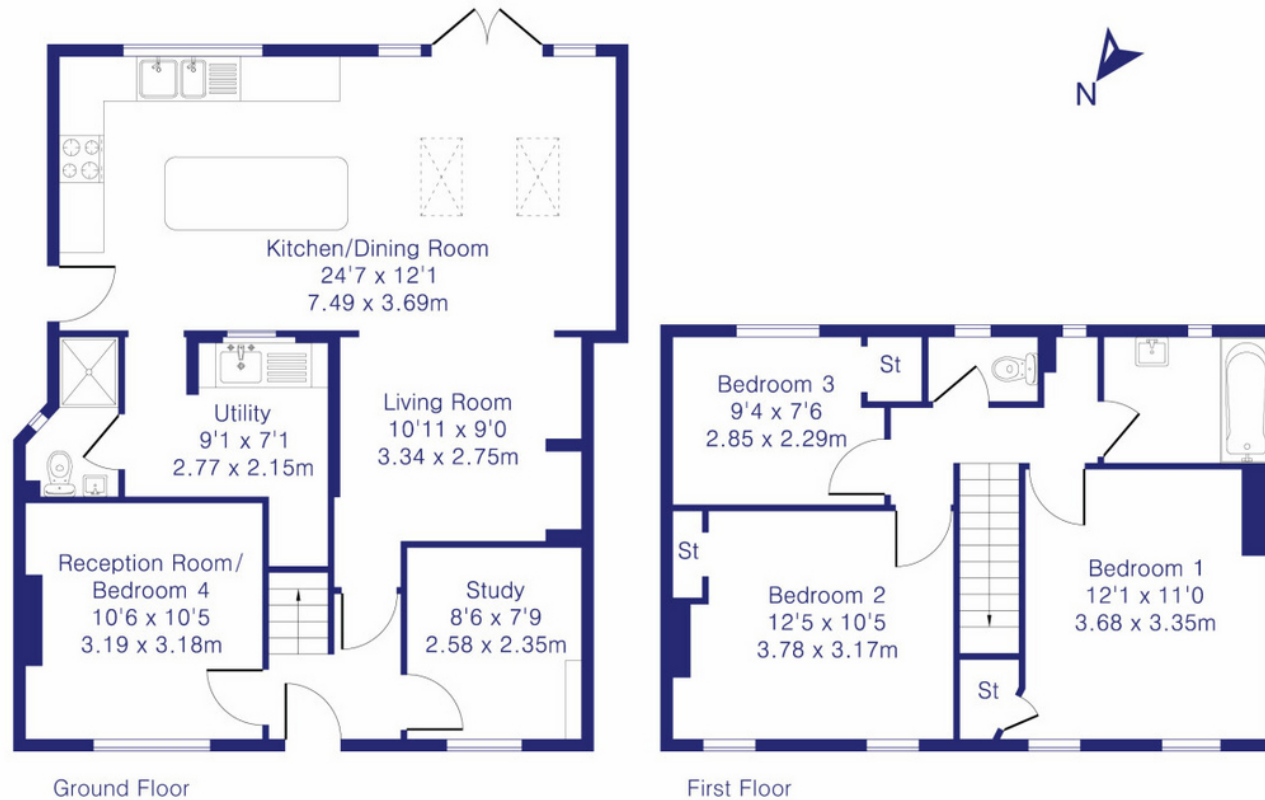
In an established residential environment featuring wide open spaces, and within walking distance of an excellent range of schools catering for all ages. Abingdon's historic Thameside town centre is well within a mile, providing comprehensive shopping and recreational amenities, and a thriving café society. The nearby A34 connects northbound to Oxford (9 miles) and the M40, southbound to the M4. Didcot Parkway (8 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 1203 sq ft - 112 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 470 sq ft – 44 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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2. Any areas, measurements or distances are approximate.

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