



22 Church Road, Radley, OX14 3AT

Guide Price £519,000 Freehold

THOMAS
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SALES LETTINGS

The Property

An individual 3 bedroom non estate detached house, on the semi-rural outskirts of this well located and much sought after village.

The thoughtfully arranged and comfortably proportioned accommodation has been much improved since its construction to include, re-furbished units to the 18'9 x 10'3 kitchen/breakfast room, re-fitted white sanitary ware to the cloakroom and family bathroom, replacement double glazed windows, overhauling of the electrics and the gas central heating system; all complimented by pleasing neutral interior décor.

There is a private driveway to garage, with larger than average westerly gardens prominently to the side, backing onto open farmland, over which there are uninterrupted, far-reaching views.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.





Key Features

- NO ONWARD CHAIN
- Gas central heating (radiators)
- Replacement double glazed windows
- 24'3 x 5'7 conservatory/sun lounge
- Council Tax Band: F
- EPC Rating: C

The Location

Pleasantly and conveniently suited in Radley, which is a highly sought after modest size village providing a community store, pub/restaurant, church, primary school, community centre, renewed Radley College, regular transport service and branch line railway station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes.



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Approximate Gross Internal Area 1529 sq ft - 142 sq m

Ground Floor Area 788 sq ft - 73 sq m

First Floor Area 570 sq ft - 53 sq m

Garage Area 171 sq ft - 16 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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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk