



Argentan Close, Abingdon, OX14 5GW

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A thoughtfully extended three-bedroom detached family home in a sought-after South Abingdon close with a larger-than-average garden.

The entrance hall features a large understairs cupboard and cloakroom, leading into an L-shaped living and dining room with patio doors opening onto the rear garden. A separate study/snug/playroom provides additional living space, while the well-appointed kitchen offers functionality and style.

The first floor comprises two spacious double bedrooms and a well-proportioned single bedroom, along with a modern family bathroom that includes an airing cupboard for added storage.

The private rear garden is accessible via a gated side pathway and features mature shrubs, a lawned area, a patio for outdoor entertaining, and a small wildlife pond. Two sheds provide extra storage, one with power and a convector heater. The front of the property has a paved driveway with space for three cars, complemented by a corner flower bed and border. The garage includes multiple power outlets and a loft storage area.





Key Features

- Double-glazed windows
- Composite front door
- Cul-de-sac location
- L-shaped living/dining area with a separate study/snug
- Two double bedrooms plus a generously sized third single bedroom
- Spacious private garden featuring a lawn, patio, and two sheds (one with power)
- Driveway with a garage and parking for three cars
- EV charger (can be isolated when the property is vacant)
- Council Tax Band: D/ EPC Rating: D

The Location

A range of schools catering for all ages are within walking distance, and there is quick and easy access onto the nearby A34 connecting Northbound to Oxford and the M40, and Southbound to the M4.

Conveniently close to a wide range of amenities, including local shops, supermarkets, cafes, restaurants, and leisure facilities.

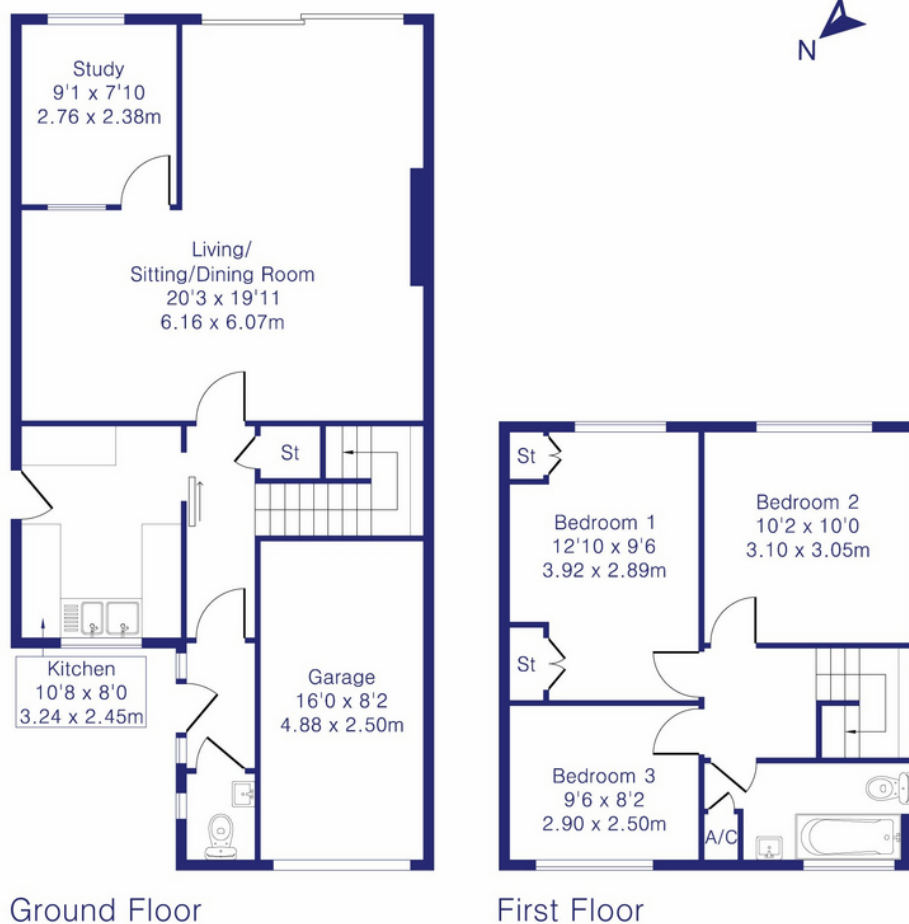
The town's historic town centre is nearby and is also well-served by bus routes, making it easy to reach Oxford and other nearby towns.



Approximate Gross Internal Area 1189 sq ft - 110 sq m

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 434 sq ft – 40 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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