



27 Heather Road, Abingdon, OX14 4EX

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located within a private cul-de-sac in the sought-after village of Milton, this spacious property offers a perfect blend of comfort and convenience. Boasting ample off-road parking and side access to the rear garden, the home is ideally positioned for both privacy and practicality.

The ground floor features an inviting entrance hall, a generous living room with the potential to open up the fireplace, a separate dining room, and a well-proportioned kitchen/breakfast room with direct access to the rear garden. Additional storage can be found under the stairs and within the hallway. Upstairs, the property offers four bedrooms—three doubles, each with built-in storage, and one single bedroom—along with a family bathroom. A loft hatch is accessible from the landing, providing further potential for storage or conversion, subject to planning. The south-facing rear garden is both private and well-maintained, laid to lawn with a patio area ideal for outdoor entertaining. A large, newly built shed and a greenhouse add to the property's practical appeal.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
 - Heating: Gas central heating.
 - Parking: Driveway.
 - Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
 - Restrictive Covenants: Ask agent.
 - Building Safety / Planning Issues: None known.
- Properties built pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- Private Cul-de-Sac Location
- Ample Off-Road Parking
- Four Bedrooms
- Spacious Living Areas
- South-Facing Rear Garden
- Excellent Local Amenities
- Great Transport Links
- Council tax band: D
- EPC Rating: tbc

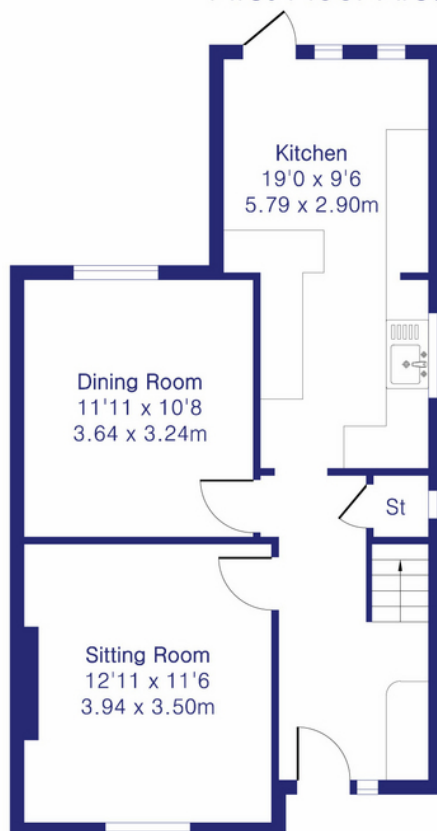
The Location

Equally accessible are the major employment centres of Milton Business Park and the Harwell science campus. The nearby A34 connects northbound to Oxford and the M40 Southbound to the M4. Didcot Parkway is within 3 miles and provides a regular mainline connection to London Paddington is as little as 36 minutes.

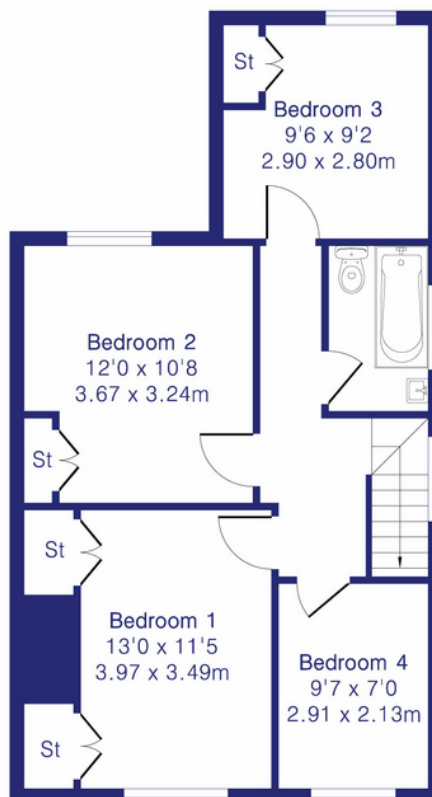
Approximate Gross Internal Area 1126 sq ft - 105 sq m

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 570 sq ft – 53 sq m



Ground Floor



First Floor



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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