



Mattock Way, Abingdon, OX14 2PQ

Guide Price £325,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A stylish, unique and wonderfully presented three bedroom duplex apartment in North Abingdon. This hidden gem comes with a garage, communal gardens and a large, private balcony.

Set over two floors, the apartment is flooded with natural light and enjoys green, leafy views from almost every room. It features solid maple flooring throughout the house, and the first floor opens with a bright and welcoming entrance hall, leading to a recently upgraded kitchen featuring oak cabinetry, quartz worktops, high-end integrated appliances, and a calm, modern colour palette. The spacious lounge/dining room provides direct access to the balcony, which spans nearly four metres and easily accommodates outdoor furniture and a BBQ setup.

Upstairs, the bathroom has been stylishly renovated with floor-to-ceiling tiles and a walk-in shower. There are three bedrooms: a well-proportioned double with built-in wardrobes, plus two versatile single rooms — currently used as a study and a walk-in wardrobe.

Additional benefits include a garage with electrics, allocated parking in front of the garage, and further on-street parking within the development.

A rare opportunity to own a thoughtfully updated home with great space and plenty of natural light, in a well-connected and desirable location.







## Key Features

- Spacious Three-Bedroom Duplex – Set over two floors with flexible living space
- Modern Upgraded Kitchen – Solid oak units, quartz worktops, and integrated appliances.
- Bright and Airy Living Area – Generous lounge/diner with direct access to a private balcony.
- Large Private Balcony – Nearly 4m wide, ideal for outdoor furniture and entertaining.
- Renovated Bathroom – Stylish walk-in shower with floor-to-ceiling tiles.
- Allocated Parking – Plus additional on-street parking available within the development.
- Great Transport Links – Easy access to Oxford, Abingdon town centre, and the A34.
- Council Tax: C
- EPC Rating: C





## The Location

Mattock Way is located in a quiet residential area of North Abingdon, offering good access to both local amenities and transport links. It's a convenient spot for anyone needing to get to Oxford or Abingdon town centre, both of which are easily reached by car or regular bus services.

Didcot Parkway is approximately 10 miles south and can be reached in about 20 minutes by car. From there, fast trains run regularly to London Paddington (in as little as 40 minutes), Reading, Oxford, and beyond — making it a popular station for commuters.

Abingdon town centre is just a few minutes away and has a mix of shops, supermarkets, cafes, and places to eat. Oxford is around 7 miles north and can be reached quickly via the A34, making this a great location for commuting or day-to-day access to the city.

There are a number of schools nearby, along with parks, walking routes, and cycle paths. Public transport is reliable, with frequent buses running to Oxford, Didcot Parkway, and surrounding areas. The A34 is close by, giving easy road access to the M40 and M4.

It's a practical and well-connected location, with everything you need close at hand.

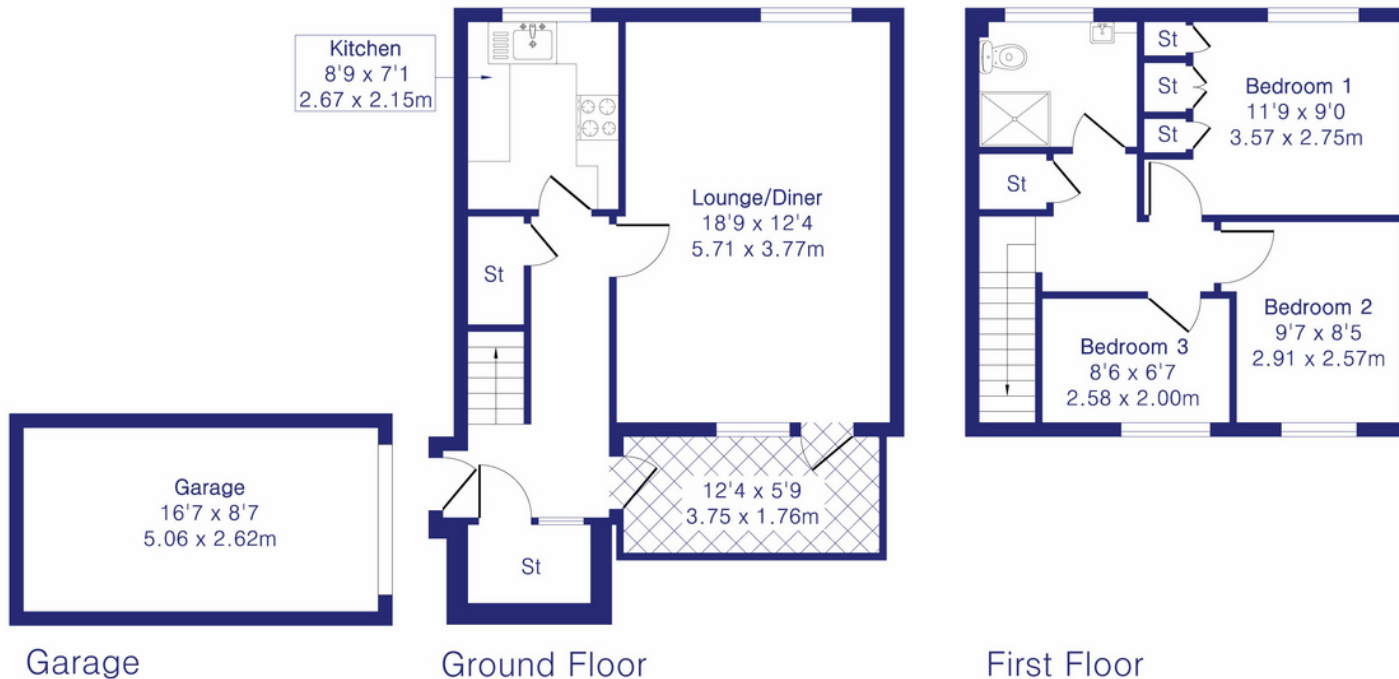


## Approximate Gross Internal Area 939 sq ft - 87 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 370 sq ft – 34 sq m

Garage Area 143 sq ft – 13 sq m



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