



24 Howden Green, Abingdon, OX13 6FY

Guide Price £415,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located on a sought-after development in Steventon, this modern three-bedroom home offers well-proportioned accommodation in a convenient village setting. The spacious reception room provides a flexible living space, while the kitchen features a neutral design with fully integrated appliances. The master bedroom benefits from an en-suite, with two additional bedrooms and a family bathroom completing the upper floor.

Externally, the property includes a private garden, ideal for outdoor relaxation, along with the advantage of driveway parking. Well placed for access to Abingdon, Didcot, and the surrounding countryside, this home offers a blend of village charm and excellent transport connections.

- 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: High.
- Building Safety / Planning Issues: None known.







## Key Features

- Modern three-bedroom home in a sought-after village location
- South facing rear garden
- Contemporary kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Two further bedrooms and a stylish family bathroom
- Excellent access to Abingdon, Didcot Parkway & A34
- EPC Rating B - Council Tax Band D
- Driveway parking for 2 Cars

## The Location

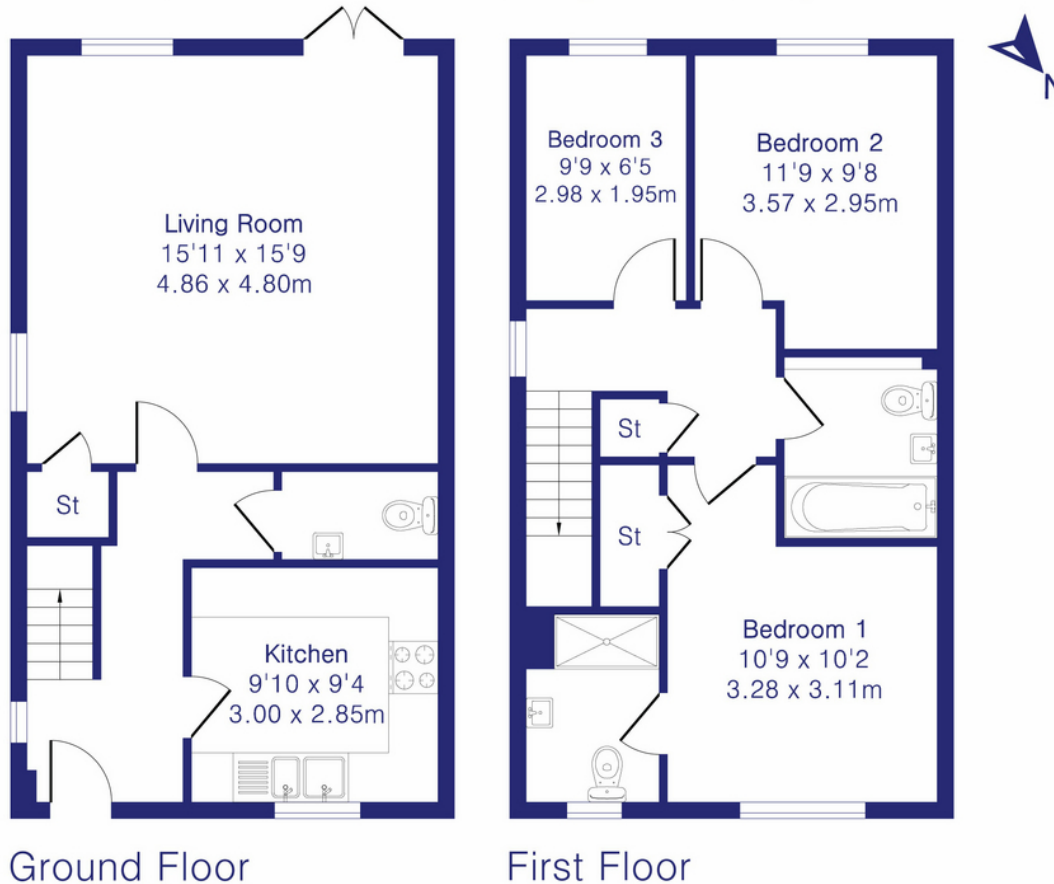
Howden Green is a quiet residential road set within the charming village of Steventon, Oxfordshire. This popular location offers a perfect blend of village life and modern convenience, with local amenities including a primary school, shops, pubs, and scenic countryside walks all nearby. Excellent transport links make it ideal for commuters, with easy access to the A34, Abingdon, Didcot Parkway (with direct trains to London Paddington), and Oxford. The area is also well served by both state and independent schools, making it a popular choice for families and professionals alike.



## Approximate Gross Internal Area 978 sq ft - 90 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 489 sq ft – 45 sq m



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