



38 Thames View, Abingdon, OX14 3ZB

£545,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An impressive 3 storey residence with delightful views over the Abbey Stream & Meadows, from the private balcony, reception and bedrooms, whilst within just a few minutes' walk from Abingdon's historic town centre. The contemporary look and feel, complimented by light and airy accommodation over its three floors, thoughtfully arranged to provide a high level of versatility. The location is the epitome of 'town and country', located in an enviable position, adjacent to an open area of green, bordering the Abbey Stream. There is a third bedroom/home office on the ground floor, in addition to utility facility and shower room, and on the first floor there is a kitchen and a separate sitting room with balcony off. There are two double bedrooms to the second floor with an en-suite and separate bathroom. There is a small area of garden/shrubbery to the front in addition to double width car standing/driveway and single size garage. To the rear is a private area of garden with gated access onto a private resident's garden with frontage onto the Abbey Stream. A modest annual estate management charge is payable for the upkeep of the resident's garden and the development in general.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- 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

- Circa 1123 sq ft accommodation
- Plus 140 sq ft garage
- No onward chain
- Gas central heating (radiator)
- Double glazed windows
- EPC Rating: C
- Council tax: D

The Location

Abingdon's historic town centre is accessible on foot and the property is located less than 5 minutes' walk from Waitrose. There is a nearby range of schools catering for all ages and the Vale of White Horse tennis and leisure centre is within half a mile away. Radley Station is within a couple of miles, providing a branch line connection to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4.

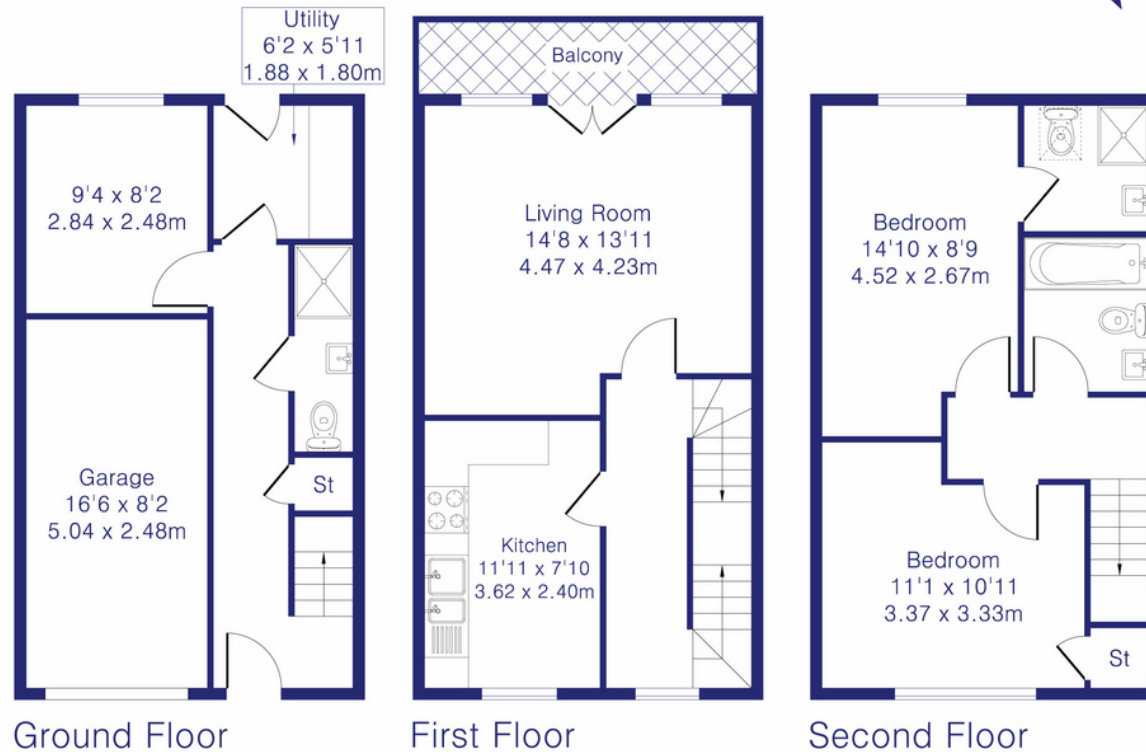


Approximate Gross Internal Area 1149 sq ft – 108 sq m

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 383 sq ft – 36 sq m

Second Floor Area 383 sq ft – 36 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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