



33 Thames View, Abingdon, OX14 3ZB

Guide Price £560,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well-presented home has recently undergone a stylish interior update, giving it a fresh, modern feel. Set over three floors, the layout is versatile and the property is light & airy with high quality fittings.

The property is in a fantastic location that blends town and country living. It sits next to a green space by the Abbey Stream — a peaceful stretch of water that leads to Abbey Meadows and the River Thames beyond.

On the ground floor, there's a third bedroom or home office, along with a shower room and utility area. Upstairs, the first-floor living room has been opened up into the kitchen, creating a bright, open-plan space with lovely views. The top floor includes two double bedrooms, one with an en-suite, plus a separate bathroom.

Outside, there's a small garden area at the front, a driveway, and a single garage. The rear garden is private and has a gate leading to a shared residents' garden beside the Abbey Stream. A modest annual estate management charge of £308 is payable for the upkeep of the resident's garden and the development in general.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & gargae
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodaphone & EE.
- Restrictive Covenants: None known.
- Building Safety / Planning Issues: None known.



Key Features

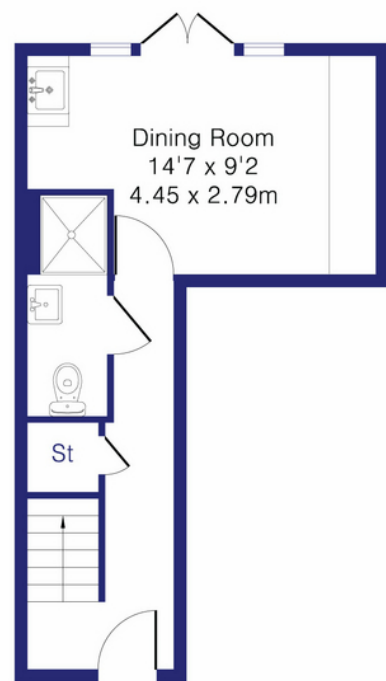
- Circa 1123 sq ft accommodation
- Double glazed windows
- EPC Rating: C
- Council Tax Band: D
- Fully renovated throughout
- Versatile living space with views over the river
- Town centre location
- Annual estate charge of £308

The Location

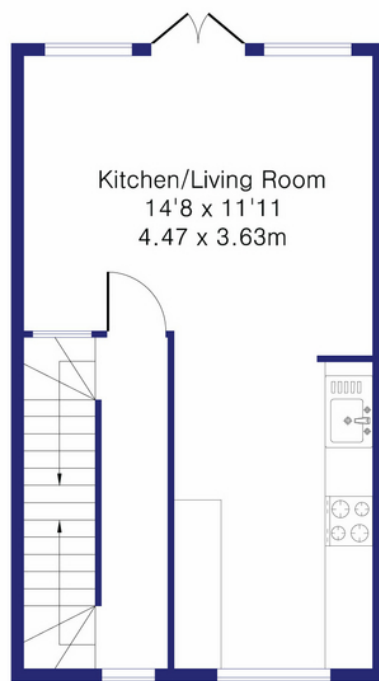
Abingdon's historic town centre is accessible on foot and the property is located less than 5 minutes' walk from Waitrose. There is a nearby range of schools catering for all ages and the Vale of White Horse tennis and leisure centre is within half a mile away. Radley Station is within a couple of miles, 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.



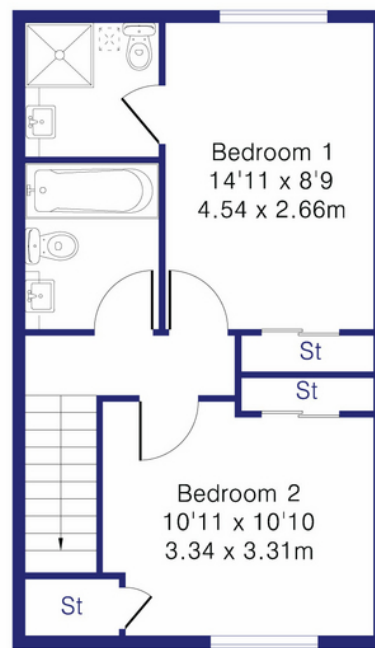
Approximate Gross Internal Area 985 sq ft – 92 sq m
 Ground Floor Area 235 sq ft – 22 sq m
 First Floor Area 375 sq ft – 35 sq m
 Second Floor Area 375 sq ft – 35 sq m



Ground Floor



First Floor



Second 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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