



14a Benson Road, Abingdon, OX14 1LN

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Ground Floor:

The ground floor features a bright reception room with large windows and newly fitted French doors that open onto the garden. The room offers a practical space for both everyday living and entertaining. The adjoining kitchen is well-appointed with plenty of storage and worktop space.

First Floor:

Upstairs, there are two well-proportioned double bedrooms, providing comfortable living spaces. The bathroom is equipped with a separate shower cubicle, offering added convenience and functionality.

External:

Outside, the property benefits from a private rear garden with newly installed fencing and a new shed, ideal for storage or outdoor activities. There's also off-road parking for two vehicles, providing ease and convenience for residents.

- 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: Very Low.
- Building Safety / Planning Issues: None known.





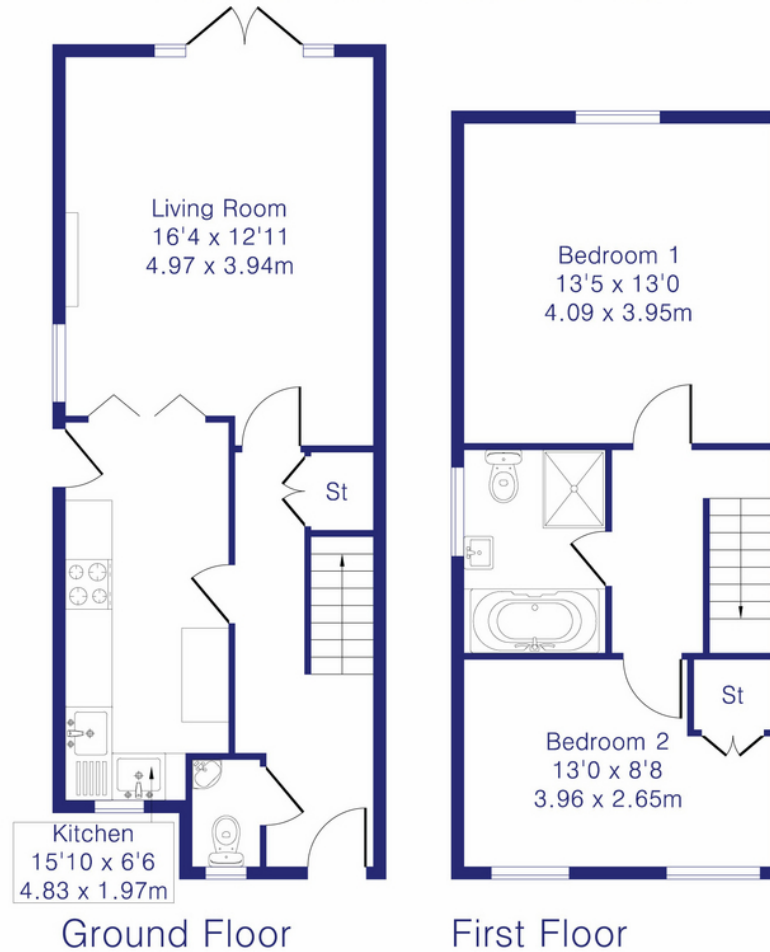
Key Features

- Bright reception room with French doors leading to the garden
- Well-equipped kitchen with ample storage and worktop space
- Two spacious double bedrooms on the first floor
- Family bathroom with separate shower cubicle
- Private rear garden with new fencing and shed
- Recently replaced boiler
- Off-road parking for two vehicles
- Convenient location close to local amenities and transport links

The Location

Nestled in the heart of Oxfordshire, Abingdon offers the perfect blend of historic charm and modern living. This vibrant town is renowned for its riverside walks along the Thames, a wealth of green spaces, and excellent local amenities. Families will appreciate the highly regarded schools, while commuters benefit from easy access to Oxford and major transport links. With a rich history, bustling town centre, and thriving community spirit, Abingdon provides an ideal setting for your next home.

Approximate Gross Internal Area 827 sq ft – 76 sq m
Ground Floor Area 424 sq ft – 39 sq m
First Floor Area 403 sq ft – 37 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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