



17 Hathaways, Abingdon, OX14 1RJ

Offers In Excess Of £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well-presented charming three-bedroom semi-detached home is located in the sought-after area of North Abingdon within the popular recently built Abbey Fields development.

The ground floor features a spacious lounge and a modern kitchen/dining area, fitted with integrated appliances and offering direct access to the rear garden. A practical downstairs cloakroom completes the layout.

Upstairs, the property comprises a family bathroom, and three bedrooms, with the main bedroom benefiting from a built in wardrobe, and its own en-suite shower room,

Externally, the property offers off-road driveway parking and an attractive rear garden, complete with useful storage shed.

Abingdon-on-Thames is a historic and vibrant market town offering a wonderful blend of community charm, modern amenities and picturesque riverside walks. With a variety of shops, cafés, restaurants, green spaces, leisure facilities and highly regarded schools, the town remains a highly desirable place to live for families and professionals alike.



The property is connected to mains gas, electricity, water and drainage.

Driveway parking is available at the front of the property. Ultrafast broadband is available, with coverage from O2, Three, Vodafone and EE.

The flood risk for this location is very low.



Key Features

- Well-presented three-bedroom semi-detached home in sought after North Abingdon
- Modern kitchen/dining room with integrated appliances and direct garden access
- Cloakroom
- Main bedroom with built-in wardrobe and en-suite shower room
- Attractive rear garden with useful storage shed
- Off-road driveway parking
- Good public transport and cycle routes
- No onward chain

The Location

North Abingdon provides excellent access to transport routes, making commuting convenient and efficient. The nearby A34 offers quick connections to Oxford, Didcot, Milton Park and surrounding areas. The town also benefits from easy links to both the M40 and M4 motorways, providing straightforward travel options across the region and beyond. Public transport services and cycle routes further enhance connectivity.

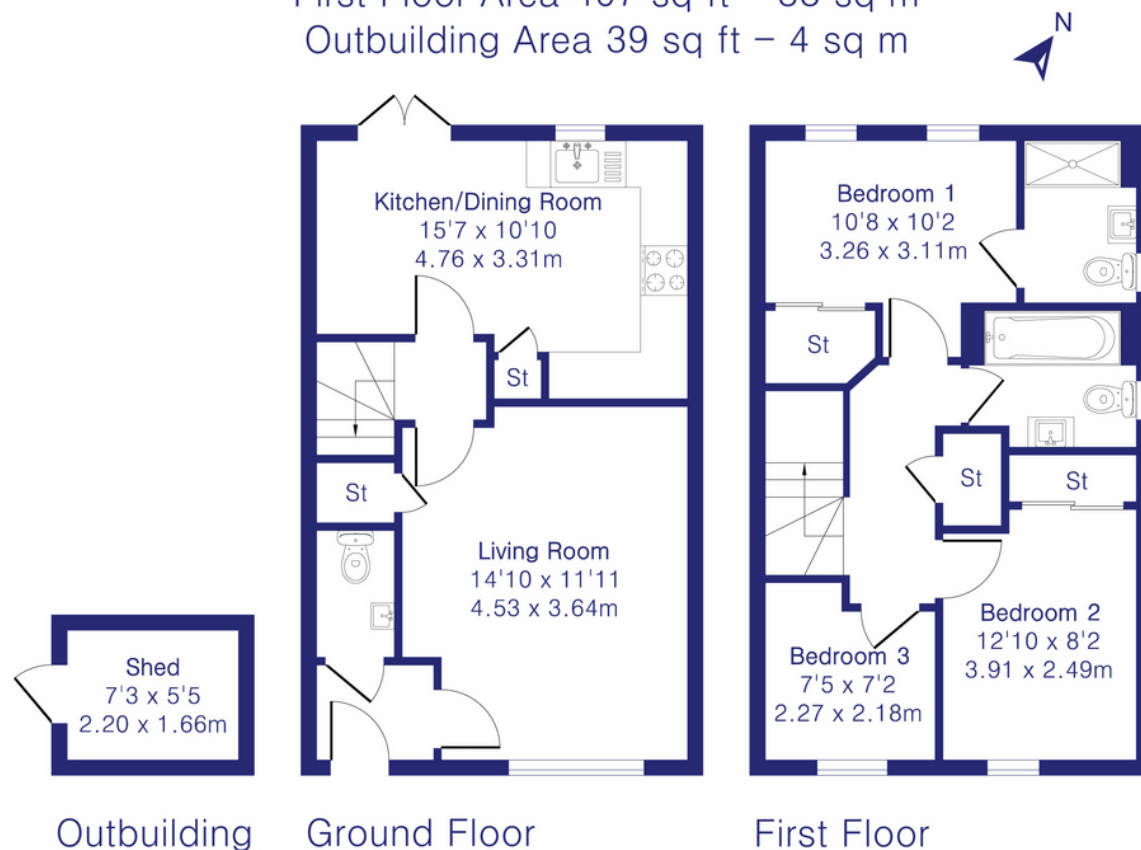


Approximate Gross Internal Area 814 sq ft - 76 sq m (Excluding Outbuilding)

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 sq m

Outbuilding Area 39 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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