



THOMAS
MERRIFIELD
SALES LETTINGS

55 Netherton Road,
Appleton, Abingdon, OX13 5LA

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A spacious four-bedroom detached house, situated in this sought-after and convenient village in a plot of just under a quarter of an acre with a southerly aspect. The property is being sold with no onward chain.

- Entrance hall
- Sitting room with large bay window
- Refitted kitchen/dining/family room
- Dining room/study
- Sunroom overlooking the garden
- Utility room and cloakroom
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Driveway parking with side access to a large rear garden
- Council Tax Band: E, EPC Rating: E

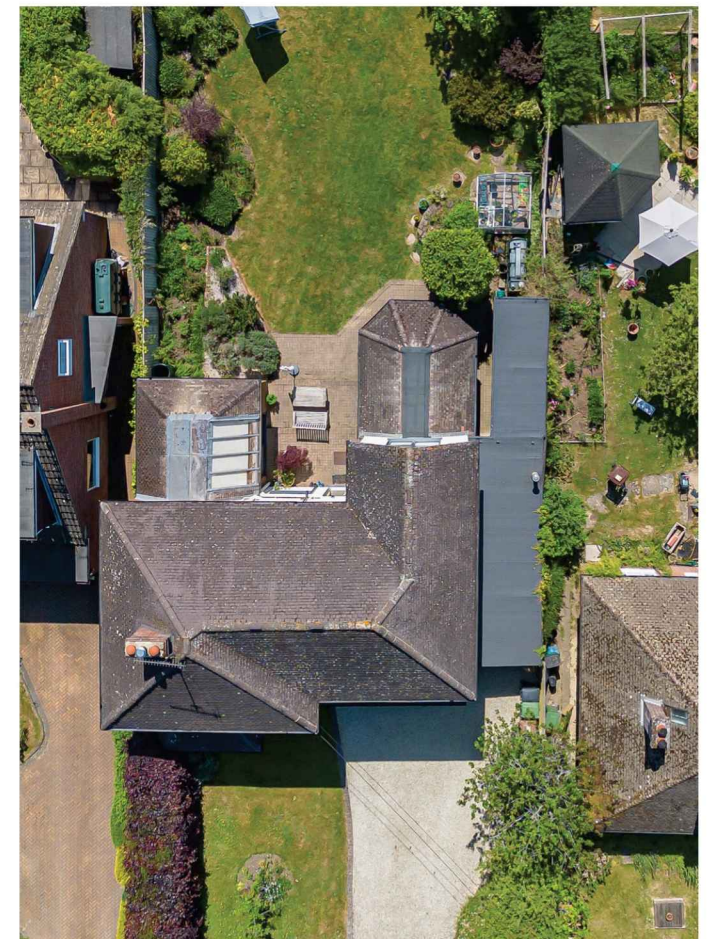
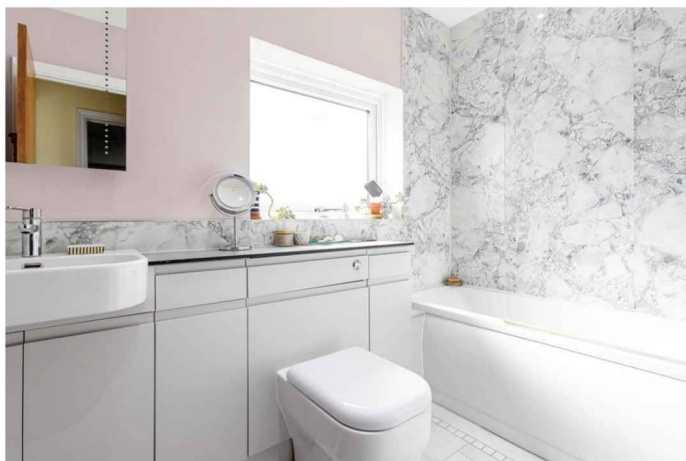
The accommodation comprises; entrance hallway, sitting room with large box bay window to front aspect, door to a superb and recently refitted kitchen/dining/family room. The ground floor accommodation is completed with a dining room/study, sunroom, utility room and separate cloakroom. (This portion of the property could be used as an annex by changing the utility room to a bathroom). On the first floor there is the main bedroom with vaulted ceiling and window to rear aspect and en-suite, three further good-sized bedrooms and a family bathroom. The rear garden is a particular feature of this property, extending to just under a quarter of an acre and benefiting from a southerly aspect. The front garden is mainly laid to lawn with shingled driveway, large single garage and store room.

Guide Price £850,000 Freehold





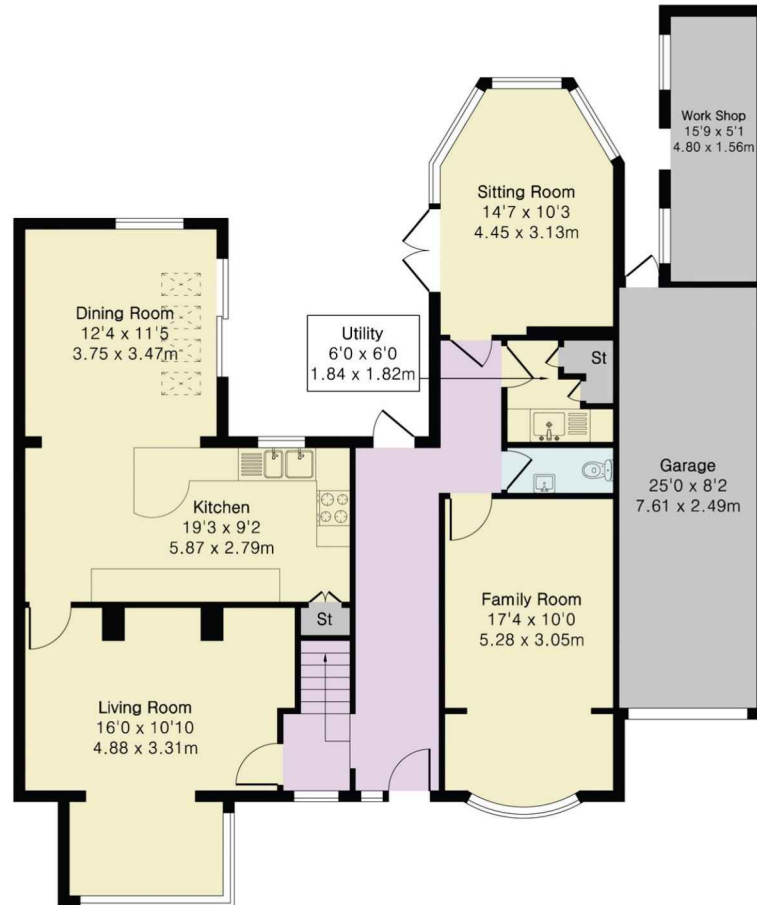
Appleton is a thriving village circa 6½ miles west of central Oxford with a community village shop, well-regarded primary school, church, village hall, pub and a tennis club. There are numerous country walks, including to the River Thames, and a regular bus service to Oxford. Oxford and Oxford Parkway railway stations offer fast services (50 minutes) to London Paddington and Marylebone stations respectively. Please note: The property is connected to mains electricity, water and drainage. There is no mains gas in Appleton and central heating is oil-fired. According to Ofcom, Standard and Ultrafast broadband is available, mobile voice and data signals are likely outdoors and unlikely or not available indoors with some providers.



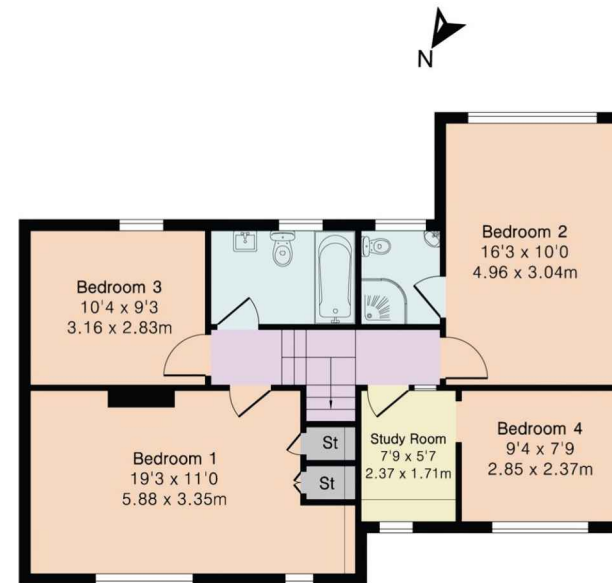
Approximate Gross Internal Area 2146 sq ft - 200 sq m

Ground Floor Area 1419 sq ft – 132 sq m

First Floor Area 727 sq ft – 68 sq m



Ground Floor



First Floor