



74 SHERWOOD AVENUE
ABINGDON-ON-THAMES, OX14 3NA

£385,000
FREEHOLD

William | Jones

Estate Agents

74 SHERWOOD AVENUE

- No onward chain • 3 bedrooms • Fitted kitchen/Breakfast Room • Garden Room • Sitting Room with woodburning stove • Cloakroom • Family bathroom with shower • On road parking • South West facing secluded garden • Double glazing & gas central heating



Offered with no onward chain, this thoughtfully extended family home offering comfortable family living, is tucked away at the end of a Cul-de-Sac, ideally situated close to the town centre.

The property features a southwest facing, mature and private wrap around garden which adjoins woodland and Our Lady's School sports ground. Inside, the home is well-presented throughout with a porch, hallway, cloakroom, generous kitchen/breakfast room, sitting room with a log burning stove and a bright and spacious garden room.

Upstairs are 3 bedrooms and a family bathroom.

With easy access to the town centre, shops, schools, and local amenities, this property is a great choice for anyone looking for convenient living in a great location.

Abingdon-on-Thames is an historic market town located on the banks of the River Thames and lies approx. 8 miles to the South of Oxford city centre.

The town offers a broad and comprehensive range of social amenities & infrastructure facilities with a variety of both private and state schools, a community hospital with a Minor Injuries unit, GP surgeries, a cinema, library, large leisure centre and a Lido which was refurbished approx. 4 years ago.

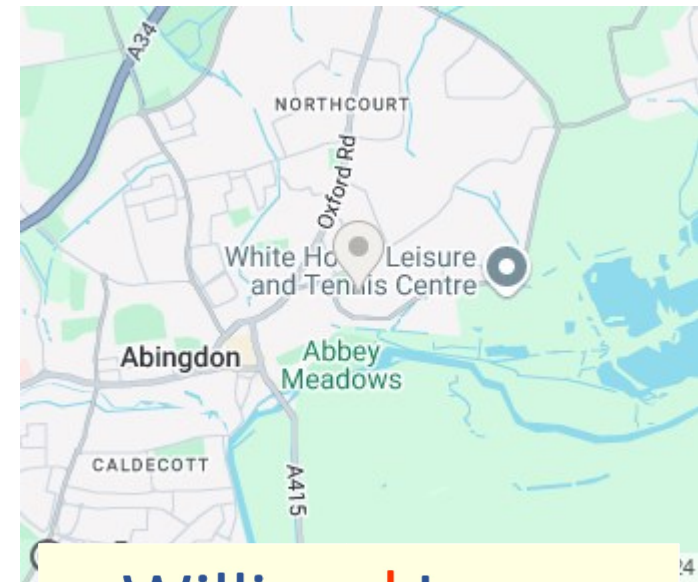
The town also offers a variety of both multi-national and local retailers, several restaurants and public houses and offers a vibrant community feel and a thriving cafe culture centring around the historic Market Square.

The Thames offers activities including boat and SUP hire, lovely walks, sailing and rowing clubs.

With the A34 nearby the town offers easy access to those requiring access to M40 and M4 and Didcot train station is c. 7miles away with fast trains to Paddington taking 37 minutes.



GROSS INTERNAL AREA
 FLOOR 1: 626 sq. ft, 58 m², FLOOR 2: 471 sq. ft, 44 m²
 TOTAL: 1097 sq. ft, 102 m²



William | Jones

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Woodstock Sales
 36 High Street
 Woodstock
 Oxfordshire
 OX7 1TG

01993 812666
 woodstock@wjstates.co.uk

William | Jones

Estate Agents