



Connells

Coromandel  
ABINGDON





### Property Description

Excellent opportunity to purchase a five bedroom detached family home and make your own.

The property comprises of an open plan lounge/dining area, separate kitchen with extended room for dining table, downstairs cloakroom, five good size bedrooms and family bathroom. Externally the property benefits from driveway parking, garage and well-appointed enclosed rear garden.

Coromandel sits in a quiet yet desirable location, many of Abingdon's highly-regarded schools being within close proximity. A wide variety of civic and sports amenities, restaurants and coffee shops are easily accessible, with park and riverside walks also conveniently nearby. The town centre offers transport links to various neighbouring towns and cities, making this an easily accessible location for Oxford and Culham, Harwell, Newbury and Reading; there are 3 train stations within an 8-mile radius.

## Ground Floor

### Lounge & Dining Area

14' 2" x 13' 5" ( 4.32m x 4.09m )

### Kitchen

9' 1" x 10' 8" ( 2.77m x 3.25m )

### Reception Room

7' 9" x 10' 6" ( 2.36m x 3.20m )

### W.C

3' 10" x 2' 7" ( 1.17m x 0.79m )

### Garage

18' 4" x 8' 6" ( 5.59m x 2.59m )

## First Floor

### Bedroom One

11' 8" x 10' 9" ( 3.56m x 3.28m )

### Bedroom Two

11' 5" x 10' 2" ( 3.48m x 3.10m )

### Bedroom Three

12' 8" x 7' 8" ( 3.86m x 2.34m )

### Bedroom Four

10' 6" x 7' 8" ( 3.20m x 2.34m )

### Bedroom 5

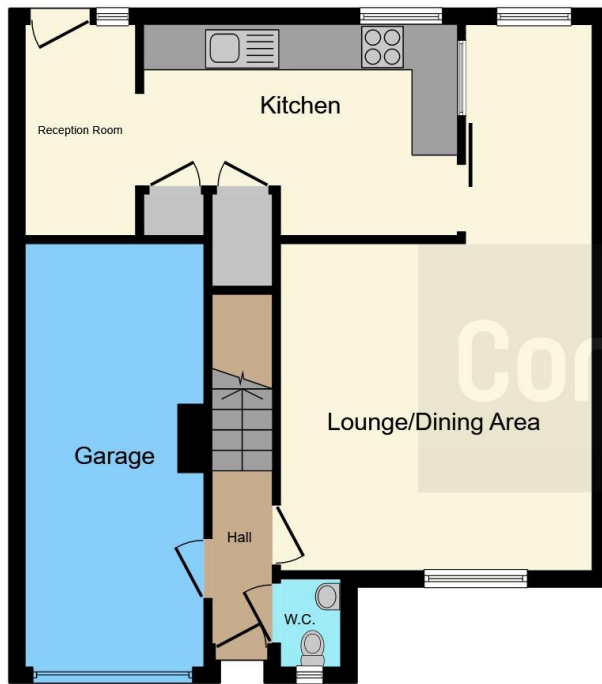
7' 8" x 8' 4" ( 2.34m x 2.54m )

### Bathroom

5' 11" x 5' 6" ( 1.80m x 1.68m )







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/ABG304882](http://connells.co.uk/Property/ABG304882)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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