



Caldecott Road, Abingdon

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A beautifully presented three bedroom family home set within a desired road of Abingdon just 1.1 mile walk from the high street and the choice of four primary schools all under 0.4 miles the closest being Caldecott Primary School just down the road.

This home is a must see to appreciate the vast improvements and details well thought out and set up for family living.

Nestled down a no through road at the end of the lane, you are met with a particularly large driveway (suitable for 3 / 4 cars), garage and side entrance to the garden. Upon entry into the property you will find, a large galley style kitchen with integrated appliances, including small wine fridge,

downstairs w/c, dining room ideal for a table with 8 chairs (possibly more!) and a separate living room which has an extension of living space, ideal for multipurpose such as; play area for children, office or reading corner!

The hub of the house, has to be this cosy yet spacious living room with log burner, built in storage cupboards, velux windows and large French doors which offer a beautiful ray of natural light throughout the room and overlooks the pretty fully enclosed private garden. The garden has enough patio to enjoy alfresco dining in the summer, lawn, flower beds, shed and access to the garage. Upstairs boasts three excellent size bedrooms all with built in wardrobes (fit by local carpenter) and a family bathroom.

Presented in immaculate condition throughout this home is ready to move into!

Ground Floor

W.C

4'4 X 5'2

Convenient downstairs w/c adjacent to the front entrance to the property

Living Room

10'8 X 10'11

Beautiful living room which has been decorated to create a warm cosy space, with log burner and built in shelves/storage to

the walls.

Open plan to an extended living space offering lots of natural light through the French doors and Velux windows, looking out onto the private garden.

Dining Room

9'8 X 10'11

Separate dining room with ample space for dining table and 8 chairs. Could be used for multiple uses such as, study, playroom, hobby room or even a downstairs bedroom.

Kitchen

19 X 7'10

Modern galley style kitchen, with wood worktops that are treated annually,





integrated appliances, large extractor fan, wine fridge and space for a large double gas oven. Ideal for those keen cooks!

First Floor

Bedroom One

10'8 X 13

Double bedroom with built in wardrobes

Bedroom Two

11 X 9'9

Double Bedroom with built in wardrobe

Bedroom Three

8'2 X 8'2

Large single bedroom with built in wardrobes

Family Bathroom

8'7 X 5'2

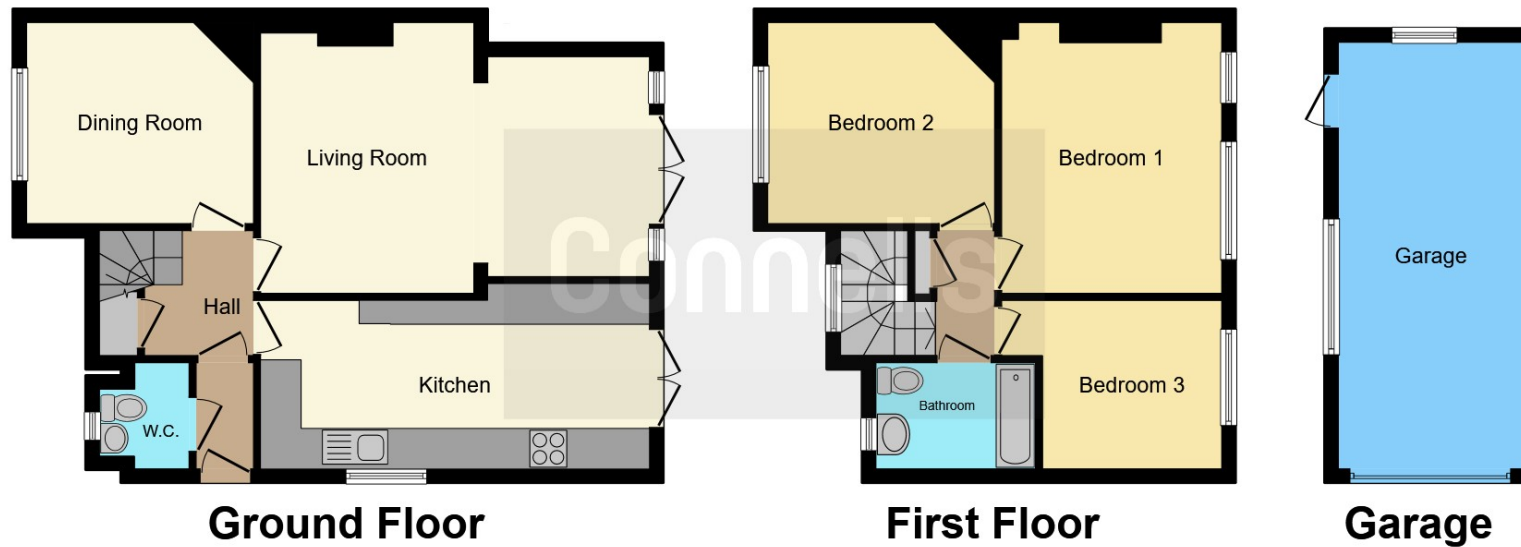
Modern family bathroom with good size p-shaped bath with shower attachment above, glass shower screen and useful chrome heated towel rail

Garage

9 X 20'8

Good size garage which can be accessed from the driveway and garden. Ideal for a workshop.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Three bedroom semi-detached family home, with large driveway, garage, private garden, log burner to living room, separate dining room, w/c and a large galley kitchen. Presented immaculate throughout.

Price

POA

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

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