



**Connells**

Winterborne Road  
Abingdon





### Property Description

Three-bedroom family home well situated in a cul-de-sac location close to many nearby amenities offering many features including driveway parking, garage, large entrance through porch ideal for large/young families, a good size open plan living room to dining room area whereby the garden can be accessed through sliding doors and a separate kitchen.

Upstairs consists of three well-proportioned bedrooms and a family bathroom.

This property is being sold as end of chain and has potential to convert the garage into an additional bedroom/Studio as others on the road have (STPP).

### Ground Floor

#### Hall

#### Sitting/Dining Room

20' 4" x 15' 10" ( 6.20m x 4.83m )

#### Kitchen

9' 8" x 6' 11" ( 2.95m x 2.11m )

#### Garage

16' 8" x 8' 2" ( 5.08m x 2.49m )

### First Floor

#### Bedroom One

13' 3" x 9' 8" ( 4.04m x 2.95m )

#### Bedroom Two

13' 6" x 8' 5" ( 4.11m x 2.57m )

#### Bedroom Three

10' 7" x 6' 9" ( 3.23m x 2.06m )

#### Bathroom

10' x 5' 10" ( 3.05m x 1.78m )

#### Toilet

4' 10" x 2' 5" ( 1.47m x 0.74m )









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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