



**South Avenue, Abingdon, OX14 1QX**



**welcome to**

**South Avenue, Abingdon**

*Allen & Harris are proud to introduce this beautiful three bedroom house to the market. Located on the prestigious road of South Avenue, this property features a spacious downstairs, three bedrooms and a generously sized rear garden. There is driveway parking and amenities are close by.*



*Allen & Harris are proud to bring this beautiful property on South Avenue to the market. Situated in a desirable location in North Abingdon, South Avenue is a prestigious road, and this spacious property comprises of a large sitting room, a dining room which leads into the kitchen, and a conservatory. There is also a study and utility room, alongside a downstairs w.c.*

*On the upper floor is where the master bedroom can be found, alongside two other bedrooms and a bathroom. Externally the property offers a generously sized rear garden and driveway parking.*

*South Avenue situates itself close by to amenities such as transport links, recreational parks, and shops. Being situated in North Abingdon also allows convenient access to central Abingdon and the surrounding areas. Also near by, is Radley train station which provides direct access to Oxford and Didcot Parkway.*

### **Lounge**

11' 7" x 12' 8" ( 3.53m x 3.86m )

### **Dining Room**

10' 5" x 11' ( 3.17m x 3.35m )

### **Kitchen**

8' 11" x 10' 11" ( 2.72m x 3.33m )

### **Bedroom One**

11' 7" x 12' 8" ( 3.53m x 3.86m )

### **Bedroom Two**

13' 1" x 11' 3" ( 3.99m x 3.43m )

### **Bedroom Three**

8' 3" x 9' 1" ( 2.51m x 2.77m )



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welcome to

## South Avenue, Abingdon

- Three Bedroom House
- Generously Sized Rear Garden
- Off Street Parking
- Desirable Location
- No Onward Chain

Tenure: Freehold EPC Rating: B

offers in excess of

**£550,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI107572 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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