



**South Avenue, Abingdon, OX14 1QU**

**welcome to**

**South Avenue, Abingdon**

*Located on South Avenue and offered with no onward chain, this property offers a spacious downstairs and three bedrooms, alongside a stunning rear garden with both apple and pear trees. There is off street parking and a garage in addition.*



Located in a well sought after location in North Abingdon, this three bedroom house on South Avenue features a spacious downstairs with a dining room, living room and a kitchen/breakfast room on the ground floor. In addition, there is also a study, which could also be used as a fourth bedroom, and an additional reception room which can be used as a second sitting room. There is also a downstairs w.c. On the upper floor, three bedrooms can be found alongside a bathroom.

The property also features a spacious garden, which includes pear trees and apple trees, and a paved area, perfect for placing garden furniture. In addition, there is a garage and off street parking offered via the driveway.

South Avenue is a prestigious road situated in North Abingdon, close by to transport links, recreational parks and shops in addition. North Abingdon allows convenient access to Central Abingdon as well as Oxford, and villages surrounding. Radley train station is also within close proximity, providing access to central Oxford and Didcot Parkway.

#### **Entrance Hall**

Entrance hall with wood block floor, leading to cloakroom.

#### **Cloakroom**

W.c and hand wash basin.

#### **Lounge**

12' 3" x 19' 6" ( 3.73m x 5.94m )

Sliding patio door opening out to the rear garden, carpet laid to flooring, electric fireplace, and radiator and TV point.

#### **Dining Room**

11' 5" x 11' 11" Max ( 3.48m x 3.63m Max )

Window to front aspect, carpet laid to flooring and TV point.

#### **Sitting Room**

12' x 9' 11" ( 3.66m x 3.02m )

Carpet laid to flooring and radiator.

#### **Kitchen / Breakfast Room**

10' 4" x 12' 3" ( 3.15m x 3.73m )

Space for dishwasher, space for washing machine, electric hob, extractor fan and oven.

#### **Study / Bedroom Four**

10' 1" x 6' 9" ( 3.07m x 2.06m )

Carpet laid to flooring, window to side aspect and radiator.

#### **Bedroom One**

11' 11" Max x 11' 3" ( 3.63m Max x 3.43m )

Carpet laid to flooring, window to front aspect, fitted wardrobe and radiator.

#### **Bedroom Two**

11' 11" x 9' 11" ( 3.63m x 3.02m )

Carpet laid to flooring, window to rear aspect and radiator.

#### **Bedroom Three**

8' 11" x 10' 4" ( 2.72m x 3.15m )

Carpet laid to flooring, window to rear aspect and radiator.

#### **Bathroom**

Shower, hand wash basin and w.c.



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welcome to

## South Avenue, Abingdon

- Three Bedroom Detached House
- Spacious Rear Garden
- Off Street Parking
- Prestigious Location
- No Chain

Tenure: Freehold EPC Rating: C

guide price

**£625,000**



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postcode not the actual property



Property Ref:  
ABI107535 - 0009

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allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



[allenandharris.co.uk](https://www.allenandharris.co.uk)