



Welford Gardens, Abingdon, OX14 2BW

welcome to

Welford Gardens, Abingdon

Entrance Hall

Door and double glazed window to front aspect, storage cupboards and wooden flooring.

Lounge

12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed window to rear aspect, open fire place, TV/telephone points and flooring laid to carpet.

Kitchen/ Diner

19' 5" x 18' 10" MAX (5.92m x 5.74m MAX)

This beautiful open plan kitchen diner offers a fitted kitchen with matching wall and base units, work surfaces, space for cooker with cooker hood over and plumbing for dishwasher. Other features include bi fold doors leading to rear garden, windows to front and rear letting plenty on natural light in, wooden flooring and radiator.

Utility Room

5' 3" x 7' 2" (1.60m x 2.18m)

Double glazed window to front aspect, base units with stainless steel sink/drainage and plumbing for washing machine.

Bedroom One

12' 8" x 15' 4" (3.86m x 4.67m)

Bi fold doors to rear garden, two double glazed windows to rear, radiator and wooden flooring.

Shower Room

Double glazed window to side aspect, shower cubicle, wash hand basin, WC, heated towel rail and tiled flooring.

Landing

Double glazed window to front aspect, airing cupboard and flooring laid to carpet.

Bedroom Two

10' 5" x 12' 1" (3.17m x 3.68m)

Double glazed window to rear aspect, radiator and wooden flooring.

Bedroom Three

12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed window to rear aspect, built in wardrobes, radiator and flooring laid to carpet.

Bedroom Four

8' 2" x 8' 8" (2.49m x 2.64m)

Double glazed window to front aspect, loft access, radiator and flooring laid to carpet.

Bathroom

Bath with shower over, WC, wash hand basin, radiator, double glazed window to side aspect and wooden flooring.

Front Garden

Area laid to lawn with pathway leading to front door and side access to rear garden.

Rear Garden

The soft landscaped enclosed rear garden is fenced to three sides, has a patio area for entertaining. Shrubs and bushes also complete the soft landscaping with a side gate that leads to the front.

Garage

Up and over door.





Situated in North Abingdon is this beautifully presented four bedroom, semi detached family home. The downstairs accommodation comprises of lounge area, open plan kitchen diner with bi fold doors leading out to the rear garden. In addition to these there is another entrance hall with its own access to the downstairs bedroom, shower room and utility which has the potential to become a self contained annex. Upstairs offers three further bedrooms and a family bathroom. Externally the property has a separate garage and landscaped rear garden making this a great outdoor space for entertaining.



Abingdon provides an ideal location for both families and professionals alike with a large selection of shopping facilities, local schooling provided by a range of both state and private schools, ample leisure facilities and fantastic transport links provided by road via the A34 leading onto either the M4 or M40, rail links via nearby Radley Station and Didcot Parkway with mainline access into London.



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welcome to

Welford Gardens, Abingdon

- Four Bedroom Semi-Detached House
- Enclosed Rear Garden
- Garage
- North Abingdon
- Freehold

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000



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

Awaiting Photograph

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Property Ref:
ABI107715 - 0007

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