



**Radley Road, Abingdon OX14 3PL**

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## **Radley Road, Abingdon**

Situated in this very popular non-estate area of North Abingdon just outside the town centre is this three bedroom character family home.

##Invalid Field Name##

### **Entrance Hall**

Door leading to front with access to the living room and dining room.

### **Living Room**

12' 1" x 20' 4" ( 3.68m x 6.20m )

Windows to front aspect, fire place, wooden flooring and built in shelving.

### **Dining Room**

13' 4" x 11' 6" ( 4.06m x 3.51m )

Wooden flooring,a large passthrough allowing you to see through to the kitchen, access to the stairs leading to the first floor.

### **Kitchen**

21' 8" x 12' 11" ( 6.60m x 3.94m )

Matching wall, base units and work surfaces. Central sunlight, stainless steel sink and drainer, non integrated dishwasher and oven with gas hob and cooker hood over. The sun room has Bifold doors giving access to the rear garden as well as two velux windows allowing plenty of light to shine through.

### **Downstairs Shower Room**

Shower cubicle, w/c and wash hand basin.

### **Bedroom One**

15' x 11' 4" ( 4.57m x 3.45m )

Located on the second floor, double windows to the front aspect and flooring laid to carpet.

### **Bedroom Two**

14' 11" x 11' 10" ( 4.55m x 3.61m )

Two windows to the front aspect, wooden flooring, built in wardrobe and a fire place.

### **Bedroom Three**

11' 6" x 9' 7" ( 3.51m x 2.92m )

Window to the rear aspect, floor laid to carpet, ideal study space.

### **Upstairs Shower Room**

11' 3" x 7' 11" ( 3.43m x 2.41m )

W/C, double wash hand basin, walk in shower, windows to the rear aspect

### **Front Garden**

Front garden with off road parking facilities.

### **Rear Garden**

Considerable length, landscaped garden with a substantial sized shed located at the end.





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## Radley Road, Abingdon

- Three Bedrooms
- Character Property
- Close to Local Amenities
- Off Road Parking
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: D

**£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](http://www.focalagent.com)

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