



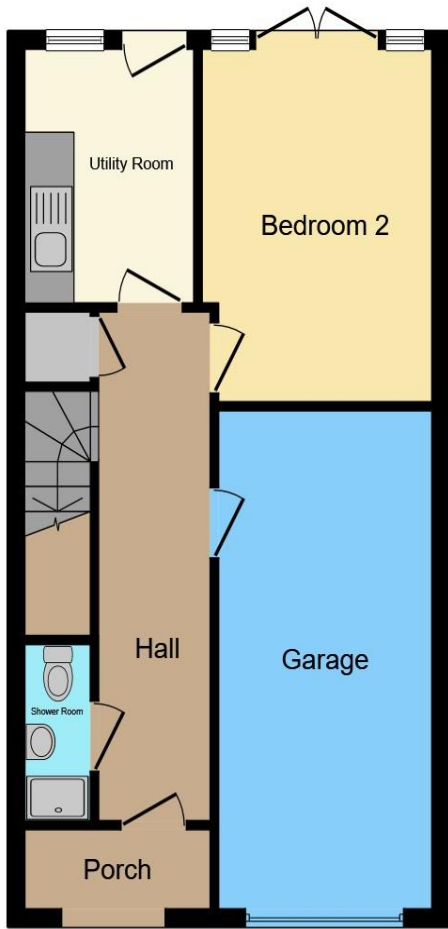
Burgess Close, Abingdon OX14 3JT

welcome to

Burgess Close, Abingdon

Welcome to this elegant 3/4-bedroom townhouse situated in a prestigious gated development in central Abingdon, offering a serene lifestyle with direct access to the picturesque Abbey Garden Park. Upon entering, you are greeted by a versatile room that can serve as a study or an additional bedroom, alongside a convenient utility room and a modern shower room. The ground floor also features an integral garage, providing secure parking and storage. Ascending to the first floor, you'll find a kitchen diner, perfect for family meals and entertaining. The comfortable lounge extends onto a balcony, offering stunning views of the garden and the park beyond, creating a perfect space for relaxation. The second floor is dedicated to the bedrooms, including a primary bedroom with an en suite bathroom for added privacy, and two additional well-proportioned bedrooms, ideal for family or guests. Outside, the property boasts a low-maintenance rear garden, providing a peaceful outdoor retreat, and ample parking in the front garden area. This property combines convenience, style, and tranquillity, making it an ideal home for those looking to enjoy the best of Abingdon living. Don't miss the opportunity to make this stunning townhouse your own!

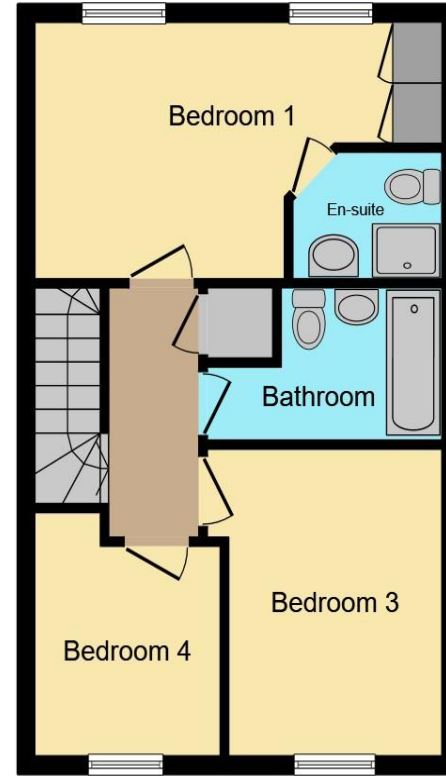




Ground Floor



First Floor



Second Floor

Ground Floor

Porch

Garage

W/C

Utility Room

9' 1" x 6' 7" (2.77m x 2.01m)

Study

13' 7" x 8' 8" (4.14m x 2.64m)

First Floor

Kitchen/Dining Room

15' 7" x 10' 8" (4.75m x 3.25m)

Lounge

17' x 16' (5.18m x 4.88m)

Balcony

Second Floor

Bedroom One

14' 1" x 9' 5" (4.29m x 2.87m)

En-Suite

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m)

Bedroom Four

8' 8" x 7' 1" (2.64m x 2.16m)

W/C

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

welcome to

Burgess Close, Abingdon

- Gated development
- Direct access to Abbey Garden park
- Balcony extending from the lounge
- Low maintenance rear garden
- Private Parking

Tenure: Freehold EPC Rating: Awaited

£700,000



view this property online allenandharris.co.uk/Property/ABI107827



Property Ref:
ABI107827 - 0007

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.

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Please note the marker reflects the
postcode not the actual property


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