



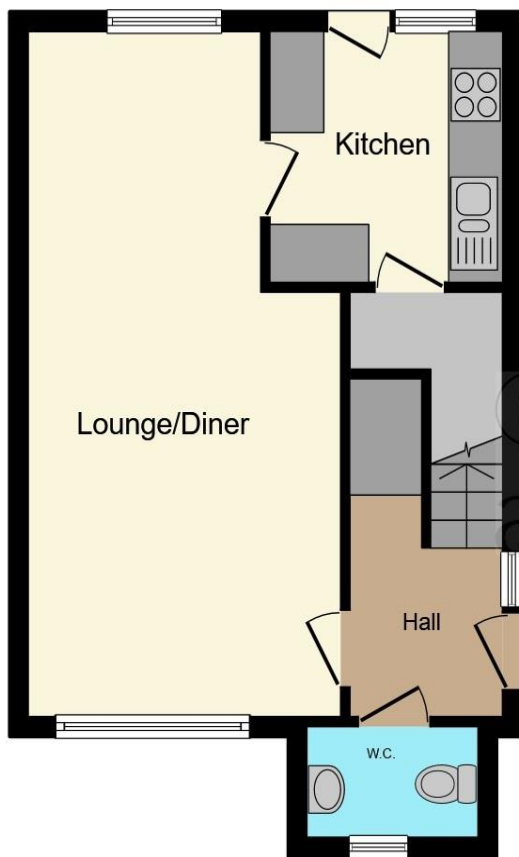
Peachcroft Road, Abingdon, OX14 2NA

welcome to

Peachcroft Road, Abingdon

Situated on the sought-after Peachcroft Road in North Abingdon, this well-presented three-bedroom semi-detached home offers comfortable and versatile living in a prime residential location. The ground floor features a spacious dual-aspect lounge and dining area, perfect for family living and entertaining, with direct access to the well-appointed kitchen. From here, you can step out into the private rear garden, which includes a patio area ideal for outdoor dining, a neat lawn, and access to the property's garage. Upstairs, the accommodation comprises three well-proportioned bedrooms and a modern family bathroom, providing ample space for a growing family.

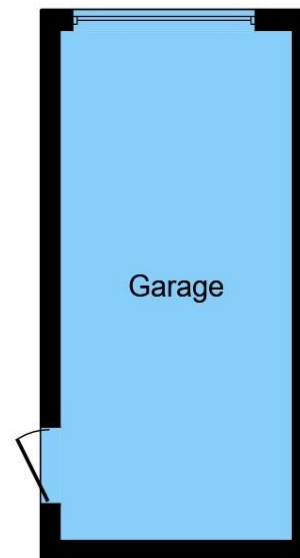




Ground Floor



First Floor



Garage

Entrance Hall

Downstairs Cloakroom

Kitchen

9' 8" x 8' 5" (2.95m x 2.57m)

Dining Room

9' 11" x 8' 4" (3.02m x 2.54m)

Living Room

13' 2" x 11' 5" (4.01m x 3.48m)

Landing

Bedroom One

13' x 10' (3.96m x 3.05m)

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

Shower Room

Garden

Garage

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

Peachcroft Road, Abingdon

- Semi-Detached
- Three-Bedroom
- dual-aspect lounge and dining area
- private rear garden
- two allocated parking spaces to the rear
- single detached garage

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI107270



Property Ref:
ABI107270 - 0011

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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Owner's Note:

This house has been my family's home for forty years. It was extensively redecorated last year during which time new carpets were installed to two of the bedrooms. A gorgeous patio was added some years ago and has enormously enhanced the garden, making it an ideal place in which to relax and entertain during the summer months. Further improvements over the years include a downstairs toilet, new bathroom, loft insulation, and double glazing throughout. Several primary and secondary schools are within easy reach. Well-connected nearby road, bus, cycle and rail links make it ideal for those wishing to travel to Oxford, or further afield. The house is a calm, peaceful abode with friendly neighbours, ideal for those seeking a place to call home for years to come.


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