



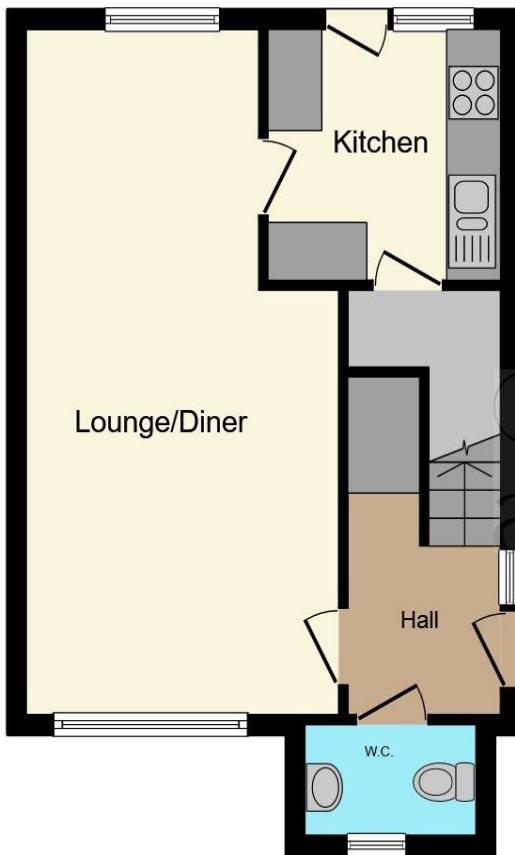
**Peachcroft Road, Abingdon, OX14 2NA**

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.

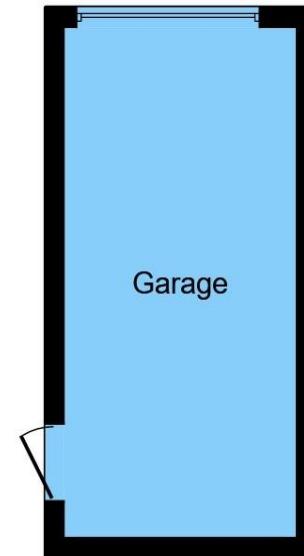




**Ground Floor**



**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](http://www.focalagent.com)

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## 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

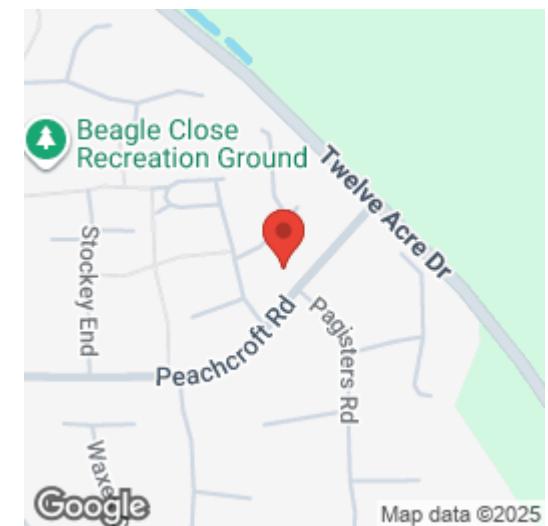
Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£375,000**

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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