





welcome to

Boreford Road, Abingdon

Situated on the popular Peachcroft estate, this four-bedroom detached home offers generous living space, a private garage and well-maintained front and rear gardens.















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

Entrance Hall

Downstairs Cloakroom

Kitchen

11' 9" x 9' (3.58m x 2.74m)

Dining Room

12' 3" x 11' (3.73m x 3.35m)

Living Room

13' 2" x 14' (4.01m x 4.27m)

Conservatory

Landing

Bedroom One

10' 7" x 13' 6" (3.23m x 4.11m)

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom Three

9' 4" x 10' 6" (2.84m x 3.20m)

Bedroom Four

9' 4" x 7' (2.84m x 2.13m)

Shower Room

Rear Garden

Garage

Driveway

welcome to

Boreford Road, Abingdon

- Four Bedrooms
- **Detached Family Home**
- Two Reception Rooms
- downstairs Cloakroom
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£550,000

On the ground floor, a welcoming entrance hall leads to a spacious living space, separate dining area with access to a light-filled conservatory, fitted kitchen and downstairs w/c. The property benefits from an Aquatec water filter system which covers general water and a further filter for drinking water.

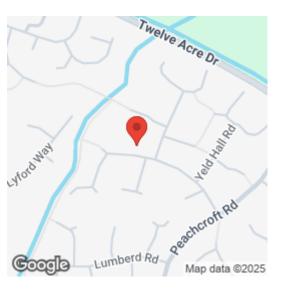
Heading upstairs you'll find four well-proportioned bedrooms, including a spacious master bedroom and contemporary bathroom.

Peachcroft is a well-desired location for many, offering amenities such as local shops, pubs and recreational parks.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108291



Property Ref: ABI108291 - 0003

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 quidance 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.



01235 553777



allen & harris

abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.