



Elwes Road, Marcham, Abingdon, OX13 6PR

welcome to

Elwes Road, Marcham Abingdon

Situated in the sought-after village of Marcham is this deceptively spacious semi-detached home, offering excellent potential to extend (STPP). The property comprises three reception rooms, a kitchen and utility room, three generously sized bedrooms, outdoor space, along with a garage and driveway.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Downstairs Cloakroom

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Utility Room

8' 5" max x 14' 5" (2.57m max x 4.39m)

Dining Room

11' x 8' 1" (3.35m x 2.46m)

Living Room

12' 3" x 15' 9" (3.73m x 4.80m)

Conservatory

22' 11" x 6' 7" (6.99m x 2.01m)

Landing

Bedroom One

12' 7" max x 16' (3.84m max x 4.88m)

Bedroom Two

8' 3" x 10' 9" (2.51m x 3.28m)

Bedroom Three

6' 10" x 8' 10" (2.08m x 2.69m)

Bathroom

Rear 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

Elwes Road, Marcham Abingdon

- Village Location With No Onwards Chain
- Three Reception Rooms
- Kitchen & Utility Room
- Three Spacious Bedrooms
- Bathroom & Downstairs Cloakroom
- Front & Rear Gardens
- Garage and Driveway
- Huge Potential to Extend STPP

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000

Elwes Road presents a fantastic opportunity to acquire a much-loved family home, coming to the market for the first time since being owned from new. Offering significant potential to extend (STPP), the property benefits from a generous plot with ample space to the side.

Inside, the accommodation includes a UPVC entrance porch leading into a welcoming entrance hall and a convenient downstairs cloakroom. The spacious kitchen flows into a useful utility room, providing access to the rear garden and driveway. A bright and airy living room, filled with natural light, opens into the conservatory, an ideal space for relaxing or entertaining.

Upstairs, the home features three well-proportioned bedrooms, all enjoying plenty of natural light, and a generously sized family bathroom.

Externally, the property boasts a superb, enclosed rear garden, a garage, and driveway parking, making this a perfect family home with further scope to personalise and enhance.



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABI108165 - 0005

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