

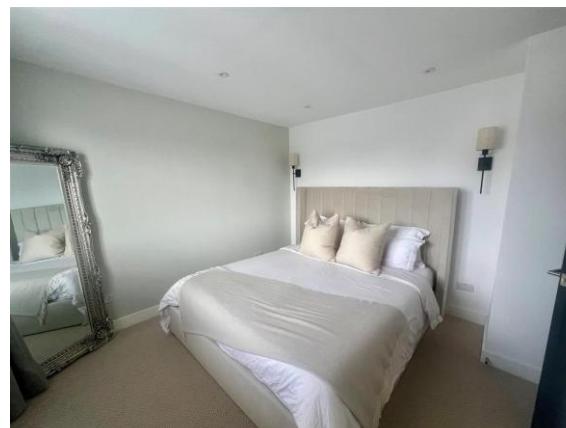


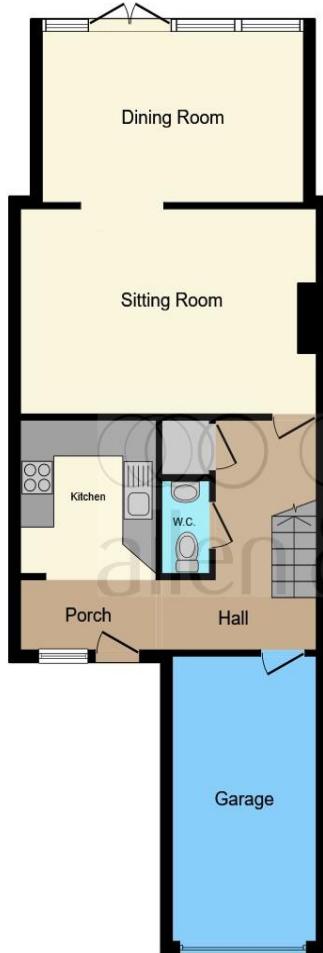
**Francis Little Drive, ABINGDON, OX14 5PN**

welcome to

## Francis Little Drive, ABINGDON

Allen and Harris are proud to present this newly renovated three-bedroom property situated in a popular road within Abingdon. The property is approached via an open plan entrance hall which gives access to the kitchen, access to a downstairs cloakroom and stairs to the first floor, also there is a rear courtesy door to the garage. The modern refitted kitchen has a range of eye and base level units, measures in excess of 12ft in length and includes a Belfast style sink, a built-in oven, a built-in gas hob, a built-in extractor fan, built in dishwasher, space for a fridge freezer, spotlights to the ceiling. Leading on there is a very well-presented sitting room which measures in excess of 17ft in length and includes an inset Tv and shelving unit and an arch way through to a rear extension. The Rear extension now offers a stylish and well-presented dining room measuring more than 15ft and includes double glazed French doors out to the rear garden.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

11' 3" x 17' 4" ( 3.43m x 5.28m )

**Dining Room**

15' 5" x 9' 7" ( 4.70m x 2.92m )

**Kitchen**

12' 8" x 7' 9" ( 3.86m x 2.36m )

**Landing**

**Bedroom One**

10' 1" x 11' 2" ( 3.07m x 3.40m )

**Bedroom Two**

9' 1" x 12' 7" ( 2.77m x 3.84m )

**Bedroom Three**

7' 9" x 7' 9" ( 2.36m x 2.36m )

**W/C**

**Rear Garden**

**Driveway**

**Outbuilding**

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)

welcome to

## Francis Little Drive, ABINGDON

- Newly Renovated
- Three-Bedroom
- Downstairs Cloakroom
- Built in Appliances
- French Doors Out to the Rear Garden
- Garden with a Patio Seating Area
- Parking for Several Cars
- Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£375,000**



**view this property online** [allenandharris.co.uk/Property/ABI108368](https://www.allenandharris.co.uk/Property/ABI108368)

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Property Ref:  
ABI108368 - 0004

To the first floor are three bedrooms and a modern family bathroom, the main bedroom measures in excess of 12ft in length and the family bathroom is newly refitted to include full tiling to walls and floor, a low-level WC, a handwash basin and a panel bath with integrated shower over.

To the rear is a pleasant garden with a patio seating area perfect for entertaining and the remainder is laid to Astro turf and all enclosed by panel fencing.

To the front there is substantial parking for several cars leading to a garage with an up and over door and with light.



Please note the marker reflects the postcode not the actual property



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