

WE VALUE



YOUR HOME



Abingdon Road, Burcot  
£550,000



If space and privacy is high on your wish list, this well-presented and detached property could be the perfect find! Set within a secluded and private drive, this three-bedroom family home has a wealth of wonderful features plus, because of its plot size and location, the potential to extend (subject to planning permission). From the split-level kitchen/breakfast room, log burner, separate lounge and dining room, and the utility room, to the sunny rear garden, double garage and ample off-street parking with an EV charger, this much loved family home offers plenty of flexible possibilities.





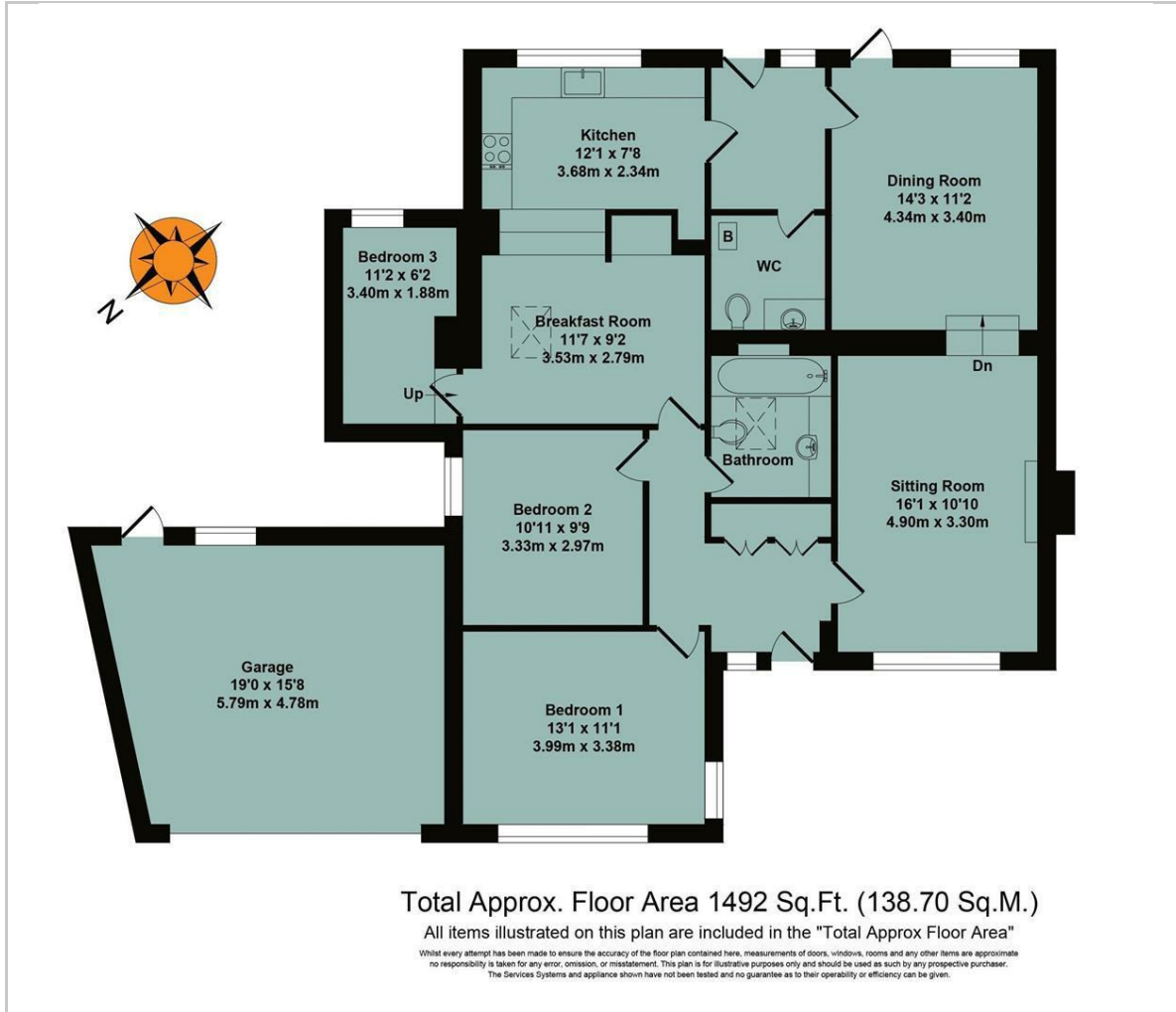
- MODERNISED DETACHED BUNGALOW IN PRIVATE LOCATION
- SPACIOUS FLOOR AREA WITH POTENTIAL TO EXTEND (Subject to planning)
- WELL-PRESENTED THROUGHOUT
- DOUBLE GARAGE, AMPLE OFF-STREET PARKING & ELECTRIC CAR CHARGE POINT
- SEPARATE RECEPTION ROOMS & UTILITY ROOM
- THREE BEDROOMS
- GENEROUS OUTDOOR AREA
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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