



24 Fitzharrys Road, Abingdon OX14 1EJ

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## 24 Fitzharrys Road

Substantially extended and superbly presented four bedroom family home, situated in a desirable location offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities with features including large double aspect living room, separate dining room and stunning extended open plan lifestyle room with part vaulted ceiling and double doors leading onto good size and most attractive westerly facing rear gardens.

### Location

Fitzharrys Road is a highly sought after location, comprising of mainly substantial family homes with good size gardens, situated a short walk from the thriving market town of Abingdon and within the catchment area of the highly regarded St Nicholas primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles). For railway commuters Radley railway station is approximately 2 miles away and Didcot (circa. 8 miles) provides a mainline railway station to London Paddington in approximately 45 minutes.

### Directions what3words – took.risks.hotels

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Turn right before the mini-roundabout onto Letcombe Avenue, Continue to the end and turn right onto Fitzharrys Road, where No. 24 is found on the right hand side in numerical order.



- Inviting entrance hall (complemented by secondary side entrance hall) leading to refitted cloakroom and large double aspect living room with attractive central open fireplace and doors to rear gardens
- Spacious separate dining room and stunning extended open plan lifestyle room featuring stylish selection of refitted floor and wall units complemented by space for range cooker with granite working surface over open plan to flexible family/dining areas complemented by slate flooring, vaulted ceiling and further set of double doors to rear gardens
- Spacious separate utility room incorporating a useful separate shower cubicle
- Light and airy first floor landing leading to large main double bedroom with built in wardrobe cupboards
- Three further good size bedrooms (all benefitting from built-in wardrobe cupboards) complemented by spacious family bathroom incorporating contemporary refitted white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing hard standing parking facilities leading to garage
- Large and most attractive westerly facing rear gardens incorporating two separate patios, both providing delightful seating areas surrounded by lawn and mature flower and shrub borders, greenhouse and summerhouse - the whole enclosed by trees, shrubbery and fencing

4  bedrooms

3  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating TBC

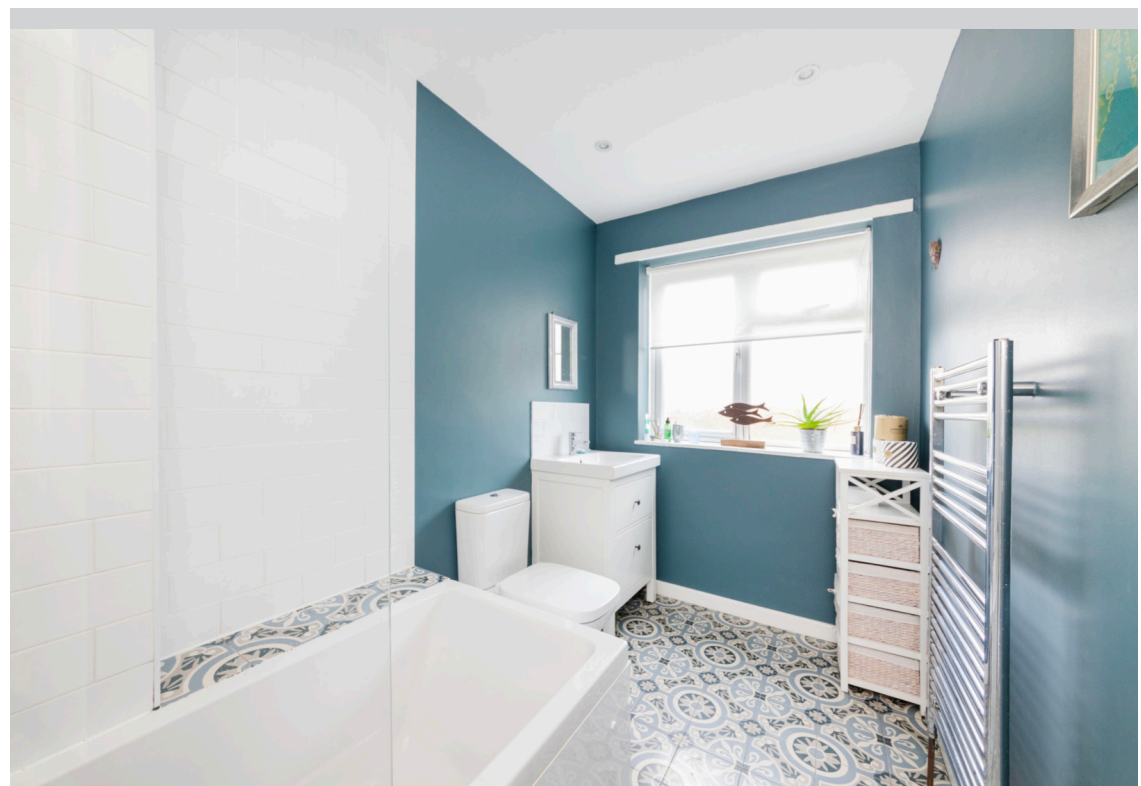
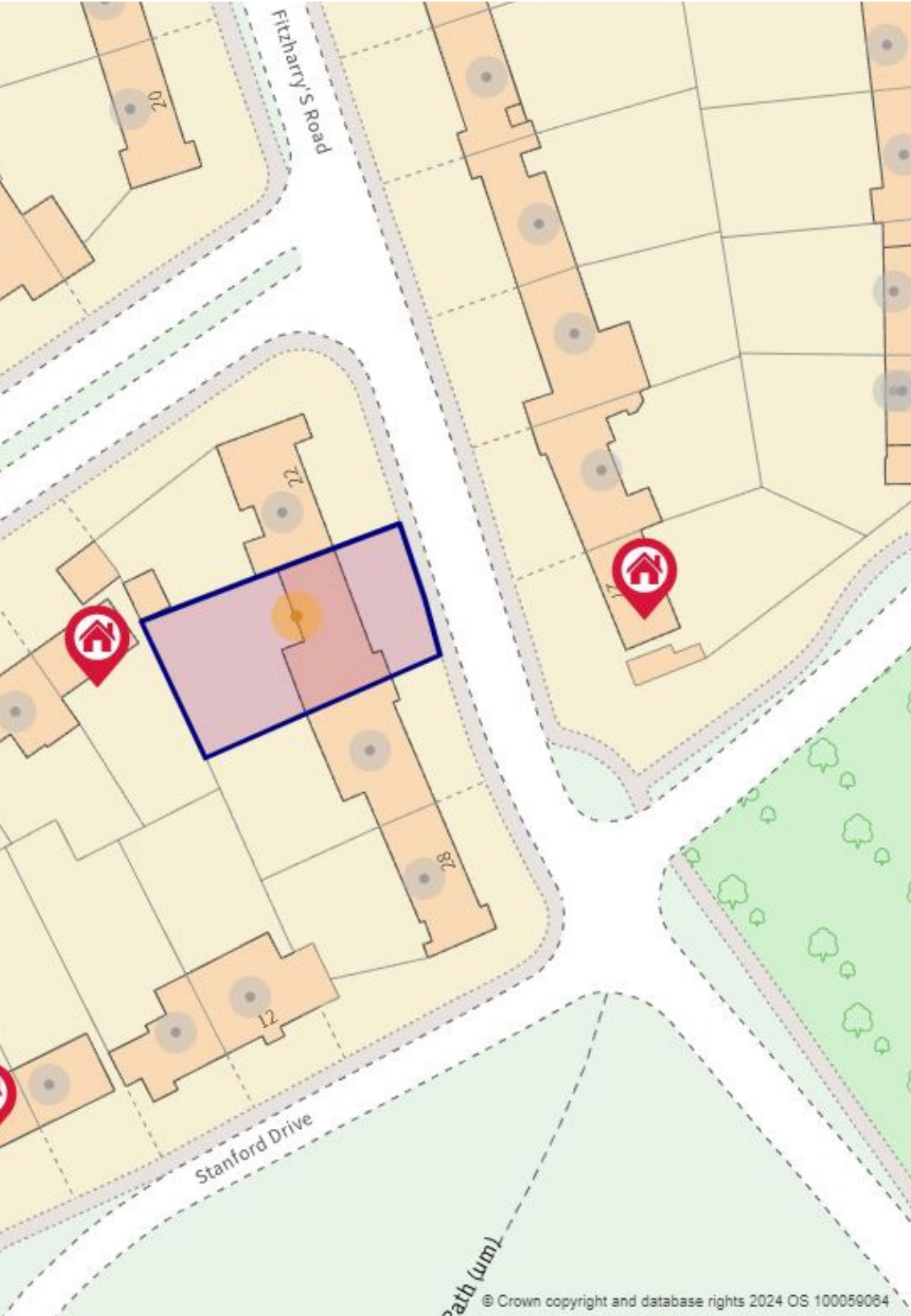


Open plan lifestyle room featuring stylish selection of refitted floor and wall units complemented by space for range cooker with granite working surfaces over



Large and most attractive  
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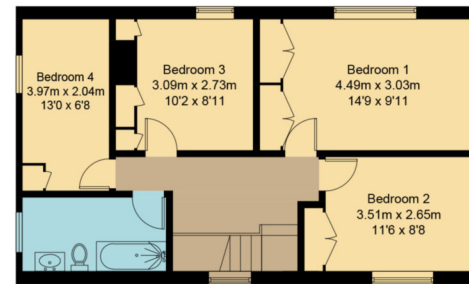
# Fitzharrys Road, OX14

Approximate Gross Internal Area = 158.1 sq m / 1701 sq ft  
Garage = 13.9 sq m / 149 sq ft  
Total = 172 sq m / 1850 sq ft  
Garden / Driveway Area = 273 sq m / 2938 sq ft

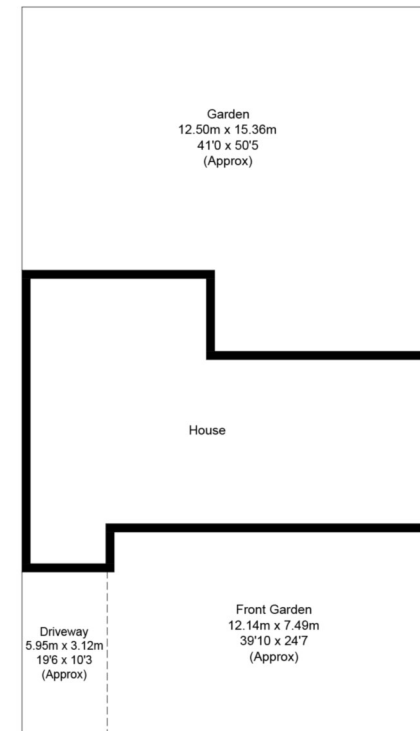


Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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