2 Lenthall Road, Abingdon OX14 1HE

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2 Lenthall Road

Abingdon

Larger design two double bedroom first floor apartment offering much improved and extremely well presented accommodation throughout, located in an ever popular location offering easy access to many nearby amenities and complemented by private rear gardens and outside storage.

Lenthall Road is a popular location, situated a short walk from the thriving market town of Abingdon and within the catchment area of the highly regarded St Nicolas 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).

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road. Take the second turning on the right hand side onto Boxhill Walk. take the first turning on the left hand side onto Lenthall Road where No 2 is found on the right hand side, clearly indicated by the 'For Sale' board.

Key Features

- Secure ground floor entrance leading to first floor entrance hall with large loft access offering storage facilities

- Very spacious open plan 16' living/dining room with feature fireplace

- Recently refitted well equipped kitchen offering an excellent selection of floor and wall units and many built-in electrical appliances, leading to external staircase providing access to the gardens

- Two dual aspect double bedrooms complemented by bathroom with white suite

- Double glazed windows and mains gas radiator central heating

- Fully enclosed 52' private rear gardens situated a short walk from the property providing lawn area and access to useful storage facilities and communal bike storage
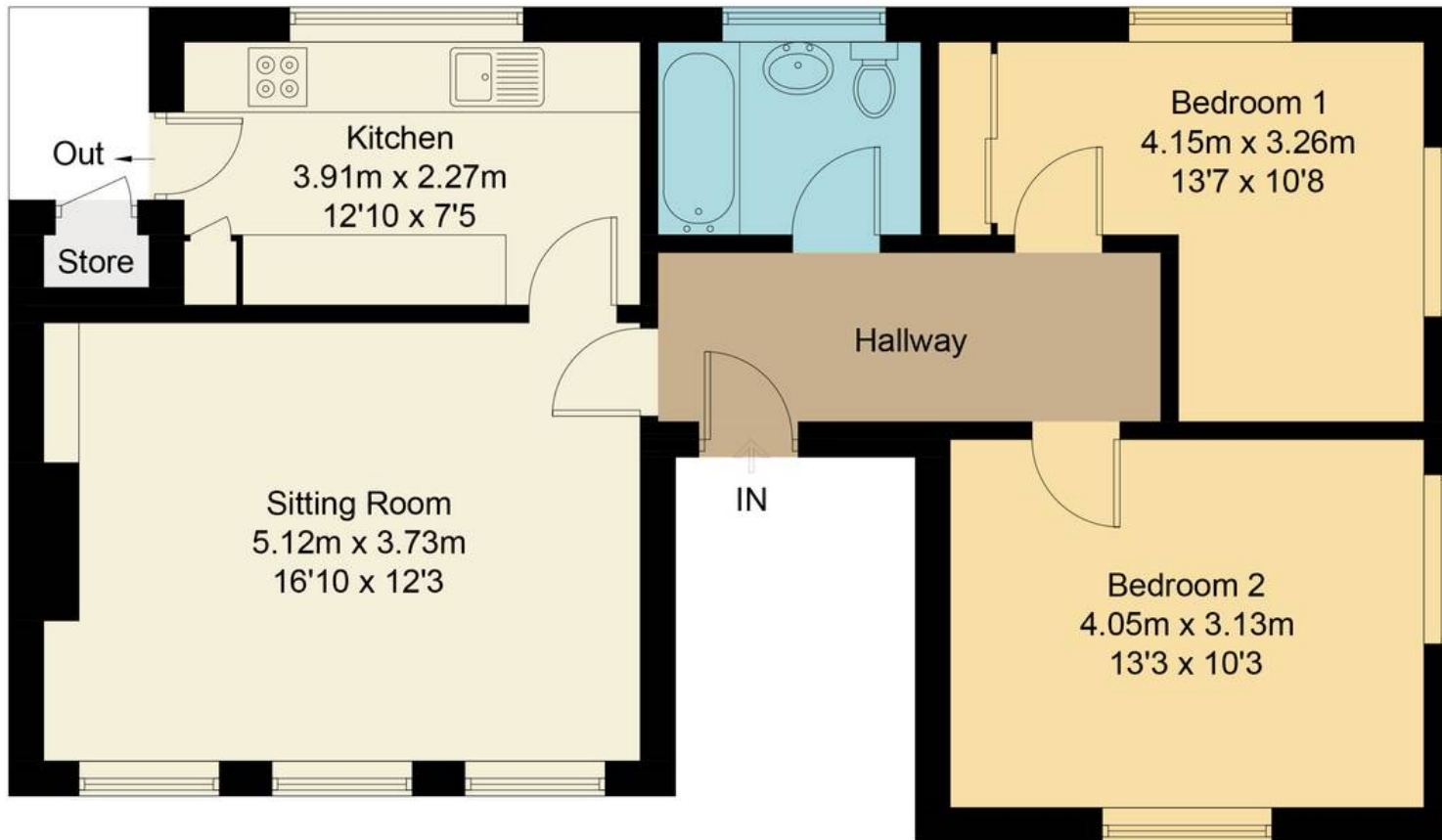
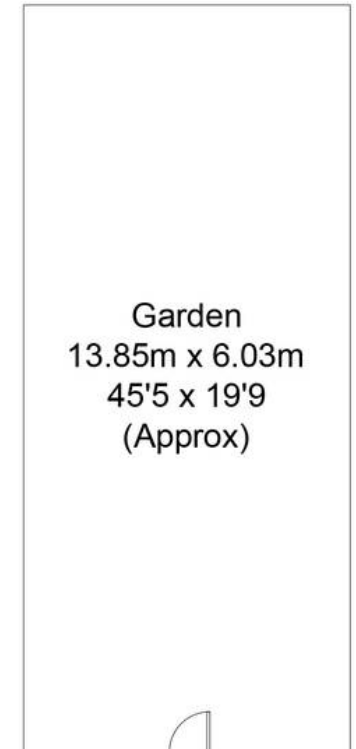Council Tax band: B Tenure: Leasehold EPC: D

Lenthall Road, OX14

Approximate Gross Internal Area (Excluding Store) = 63.9 sq m / 688 sq ft

N

Out

Store

Kitchen
3.91m x 2.27m
12'10 x 7'5

Sitting Room
5.12m x 3.73m
16'10 x 12'3

Hallway

IN

Bedroom 1
4.15m x 3.26m
13'7 x 10'8

Bedroom 2
4.05m x 3.13m
13'3 x 10'3

Garden
13.85m x 6.03m
45'5 x 19'9
(Approx)

(Not Shown In Actual
Location / Orientation)

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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