



31 Baker Road, Abingdon OX14 5LQ



## 31 Baker Road

Spacious three bedroom detached family home with garage, set within an impressive plot measuring circa 0.16 acre, offering vast potential to extend the existing accommodation, well situated in a lovely position close to nearby delightful riverside walks, good schooling and the thriving town centre's many amenities, sold with no ongoing chain.

Baker Road is a very popular location offering easy pedestrian access to many nearby amenities including delightful Thames-side walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

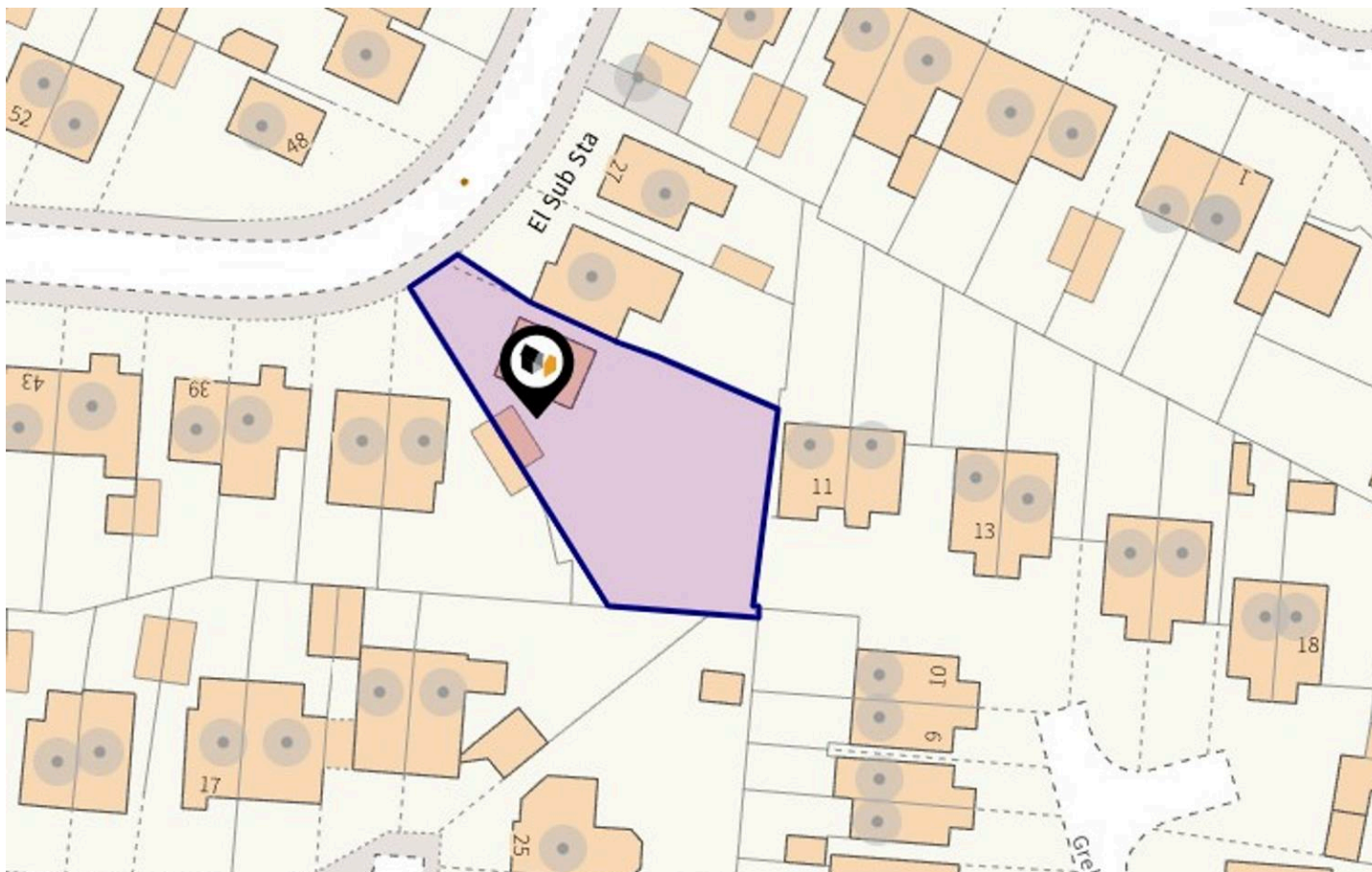
Council Tax band: D

Tenure: Freehold

EPC: C

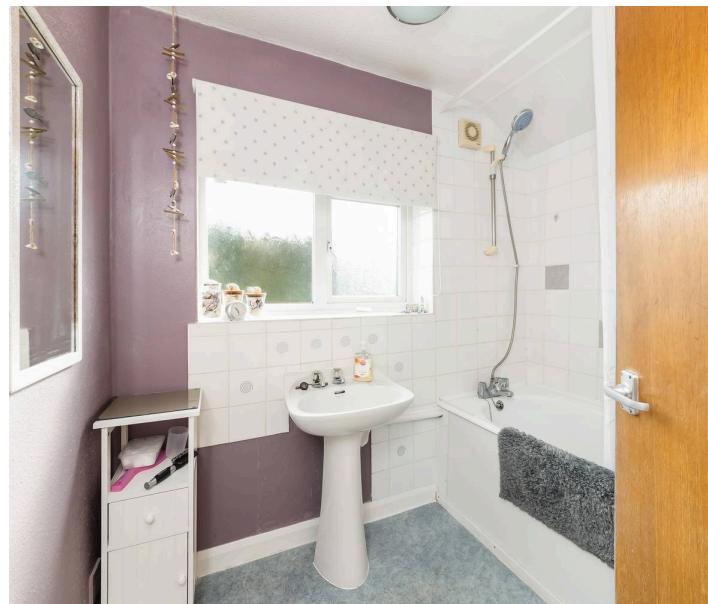






## Key Features

- Entrance hall leading to impressive 15' bay fronted living room partially open plan to separate dining room with doors leading to the rear garden
- Well equipped kitchen with an excellent selection of floor and wall units
- Three spacious first floor bedrooms including two of which are doubles
- Family bathroom with separate WC
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front providing extensive hard standing parking facilities for several vehicles leading to garage
- Expansive south-east facing rear gardens measuring circa 0.16 acre, incorporating patio and extensive lawn - the whole enclosed by trees, shrubbery and fencing
- Vast potential to substantially extend the existing accommodation (subject to planning permission)





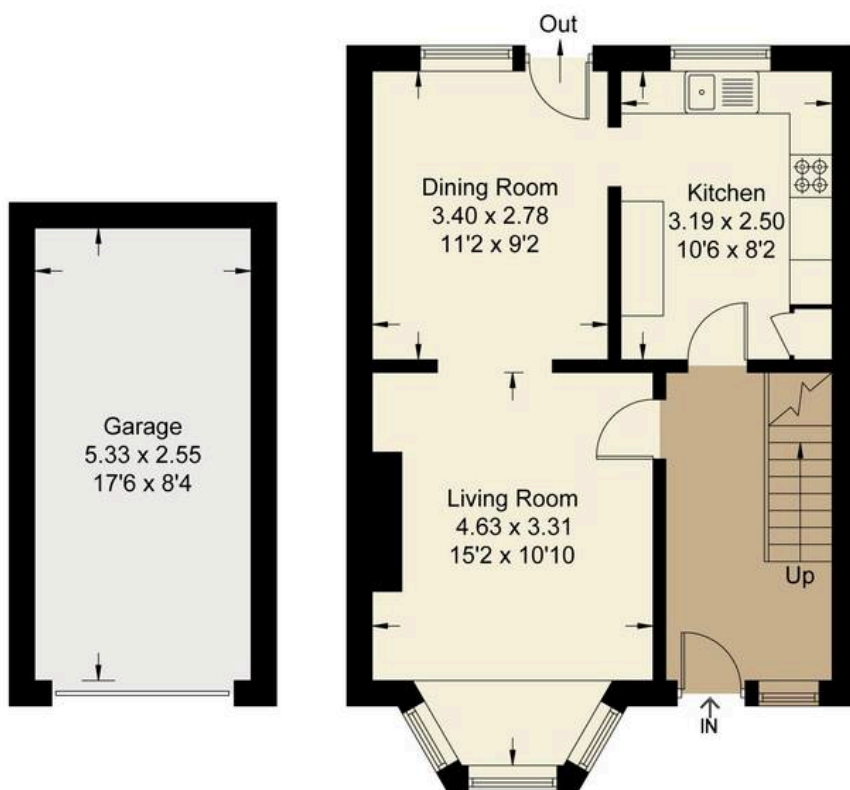
# Baker Road, OX14

Approximate Gross Internal Area = 79.60 sq m / 857 sq ft

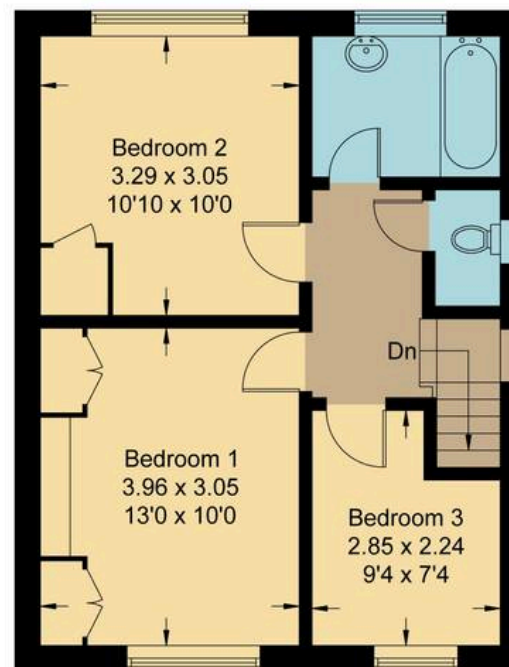
Garage = 13.60 sq m / 146 sq ft

Total = 93.20 sq m / 1003 sq ft

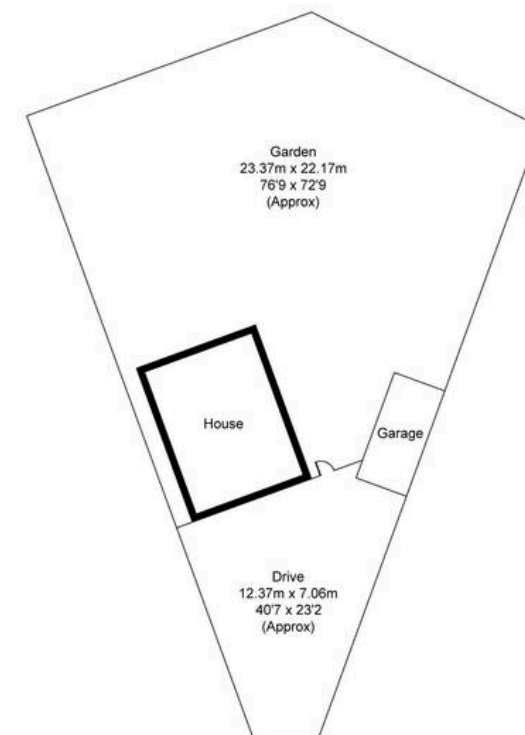
For identification only - Not to scale



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.  
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