



69 Preston Road, Abingdon OX14 5NG



## 69 Preston Road

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Spacious and superbly presented three bedroom family home offering many features including ground floor cloakroom, spacious front living room, which in-turn leads to light and airy dining room partly open plan to well equipped kitchen overlooking landscaped gardens with double wooden gates providing private hard standing parking facilities approached from the rear.

Preston Road is a very popular location offering easy pedestrian access to many nearby amenities including good schooling and delightful Thameside walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations both 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

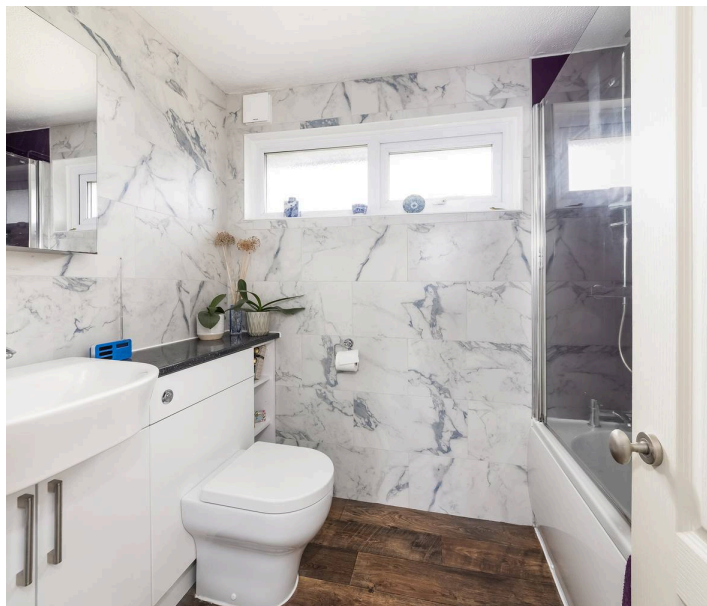
Council Tax band: C

Tenure: Freehold

EPC:



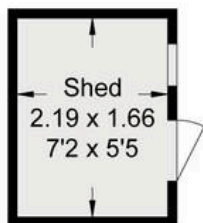




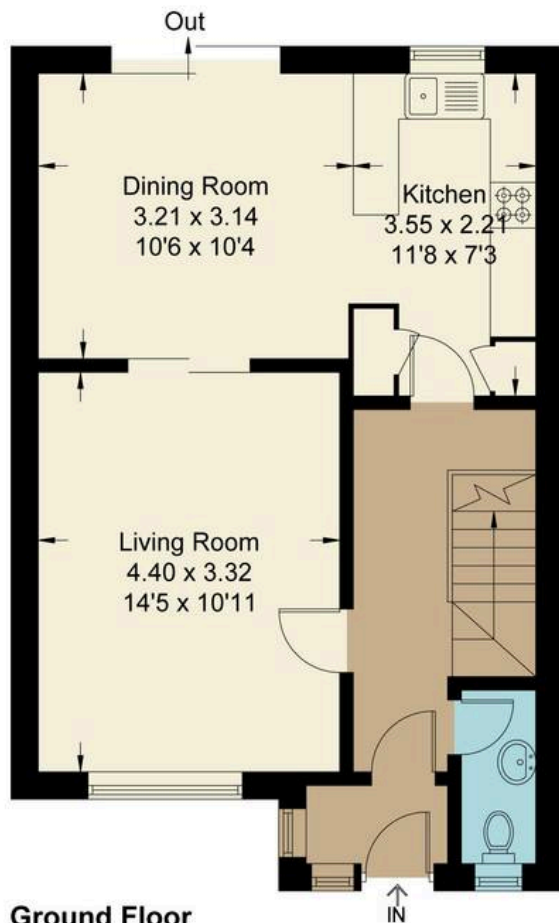
## Key Features

- Entrance hall leading to useful ground floor cloakroom
- Spacious separate front living room which in turn leads to light and airy dining room, open plan to well equipped kitchen
- Three spacious first floor bedrooms complemented by refitted family bathroom with white suite including bath with fitted power shower over
- PVC double glazed windows and electric storage heaters (Economy 7)
- Attractive landscaped rear gardens feature extensive patio areas which in turn lead to stepped raised beds and wooden garden store
- Private hard standing parking facilities approached from the rear

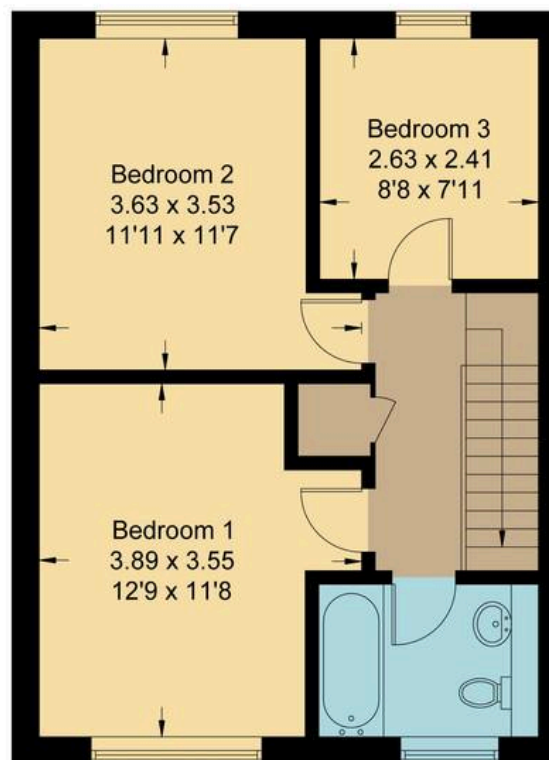




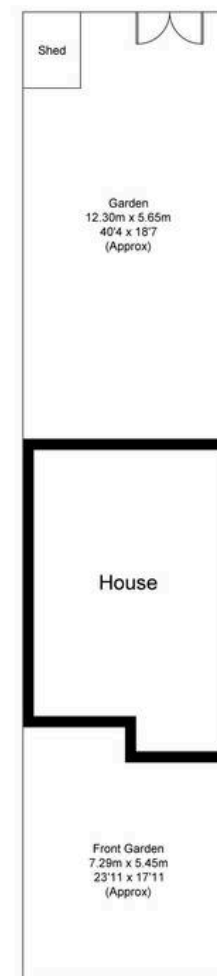
(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor



# Preston Road, OX14

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

Shed = 3.60 sq m / 39 sq ft

Total = 90.60 sq m / 975 sq ft

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards.

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