



48 Mattock Way, Abingdon, OX14 2PQ

Guide Price £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented three-bedroom semi-detached property situated in North Abingdon is now available to view.

The accommodation begins with an entrance hall providing access to the ground floor. The kitchen/dining room has a range of work surfaces and storage units, with space for a dining table and chairs. To the rear of the ground floor is the lounge, with patio doors opening onto the rear garden. The garden also features a purpose-built outbuilding fitted with air conditioning, providing a versatile additional space that could be used as a home office, playroom, gym or hobby room. The ground floor is completed by built-in storage and a WC.

Upstairs, there are three double bedrooms, two of which benefit from built-in storage. The family bathroom is fitted with a four-piece suite.

Outside, the rear garden provides space for seating and outdoor use, along with access to the outbuilding. The property also benefits from a single garage and off-road parking.

The property offers well-proportioned accommodation across two floors, together with useful storage, parking and additional space within the garden. To fully appreciate the layout and space this property offers, a viewing is advised.





Key Features

- Green space to the front
- North Abingdon location
- Off road parking with a single garage
- Garden outbuilding with air conditioning
- Three double bedrooms
- Close to local shops and everyday amenities
- Several schools within the surrounding area
- EPC Rating: C
- Council Tax: D

The Location

Mattock Way is situated in North Abingdon, close to local shops, schools and everyday amenities. Abingdon town centre is approximately 1.5 miles away, offering a range of shops, cafés, restaurants and services. There are several schools within the surrounding area, including Long Furlong Primary School, Rush Common School, Dunmore Primary School and Fitzharrys School. The area is well placed for transport links, with local bus services providing connections into Abingdon and surrounding areas. Radley railway station is approximately 1.2 miles away, with services towards Oxford and Didcot. Didcot Parkway is approximately 8–9 miles away and provides direct rail services to Oxford, Reading and London Paddington.

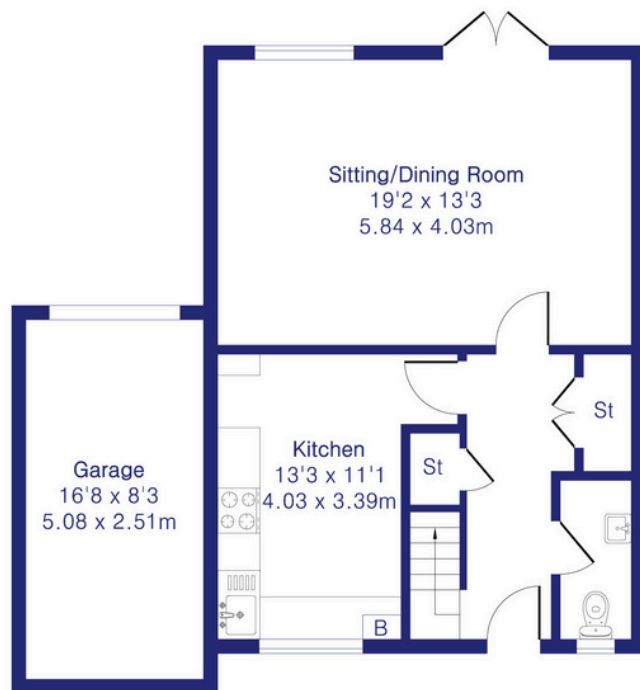


**Approximate Gross Internal Area 1137 sq ft - 105 sq m
(Including Garage & Excluding Outbuilding)**

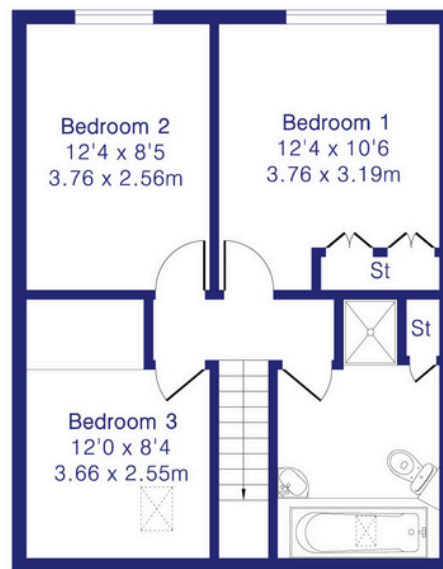
Ground Floor Area 662 sq ft – 61 sq m

First Floor Area 475 sq ft – 44 sq m

Outbuilding Area 84 sq ft – 8 sq m



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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