



Lashford Lane, Dry Sandford, OX13 6EB

Guide Price £550,000 Freehold

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The Property

Situated on Lashford Lane, a well-regarded location to the north of Abingdon, the property is conveniently positioned close to a range of local amenities including shops, public houses and public transport links, with services connecting to Oxford and Didcot Parkway.

The property is set back from the road with a front garden and a driveway running alongside the property, providing off-road parking and access to a double garage. The rear garden is enclosed and offers a combination of lawn and patio areas, with seating spaces directly accessible from both the living room and dining room.

Internally, the bungalow opens into a central entrance hall, providing access to all principal rooms. The kitchen is of a good size, offering a range of storage units and worktop space, along with a side access door. The dining room is positioned off the kitchen and provides additional reception space with direct access to the garden. To the rear, the extended living room spans a generous footprint and offers flexibility in layout, also benefiting from doors opening onto the patio.



The bedroom accommodation is arranged to one side of the property and comprises four bedrooms, three of which are doubles. The principal bedroom includes an en-suite shower room, while bedrooms one and two benefit from built-in wardrobes. The fourth bedroom is a single room, currently used as a study, and also includes built-in storage. A family bathroom serves the remaining bedrooms.



Key Features

- Detached four bedroom bungalow in popular Wootton location
- Three double bedrooms with one single, versatile bedroom
- Large lounge with direct access to garden
- Ample storage in kitchen and plenty of worktop space
- Double garage with ample off road parking
- Private rear garden with fantastic front garden
- EPC: E
- Council Tax: E



The Location

Located on Lashford Lane, to the north of Abingdon, this position offers convenient access to a range of everyday amenities. Nearby shops, cafés and public houses are within easy reach, along with regular bus services providing links into Oxford and Didcot.

The area is well placed for road connectivity, with straightforward access to the A34, linking to Oxford, the M40 and the wider road network. Didcot Parkway is approximately 8 miles away, offering direct rail services to London Paddington. The location also provides access to nearby green spaces and local walks, while remaining close to the amenities and facilities available within Abingdon.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



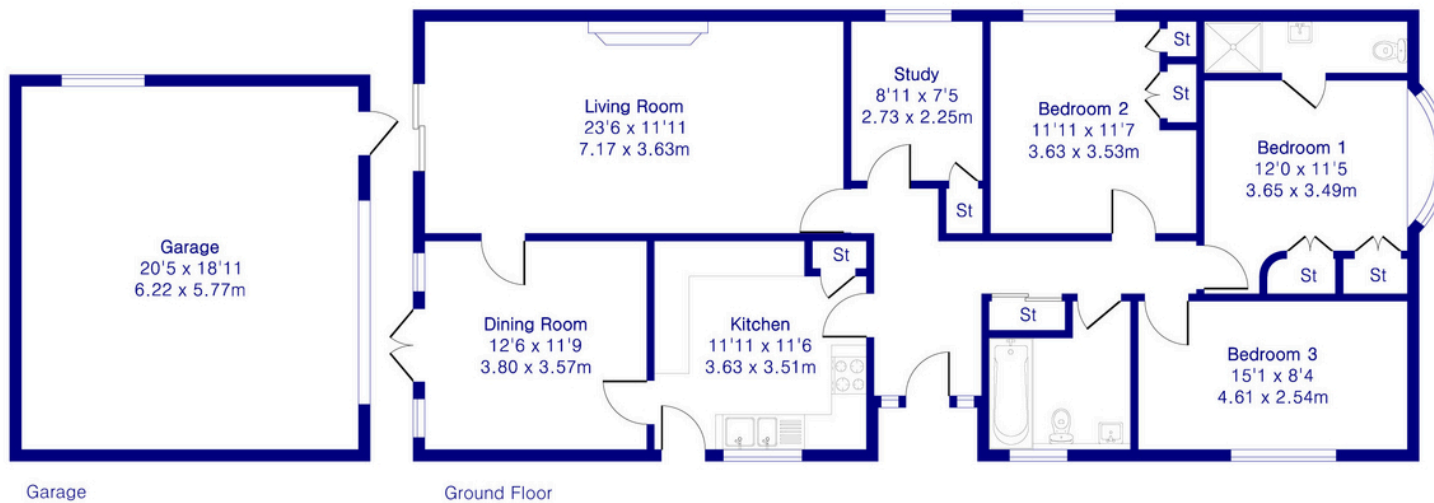
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**Approximate Gross Internal Area 1315 sq ft - 122 sq m
(Excluding Garage)**

Garage Area 386 sq ft – 36 sq m



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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