



**Lombard Street, ABINGDON, OX14 5BJ**

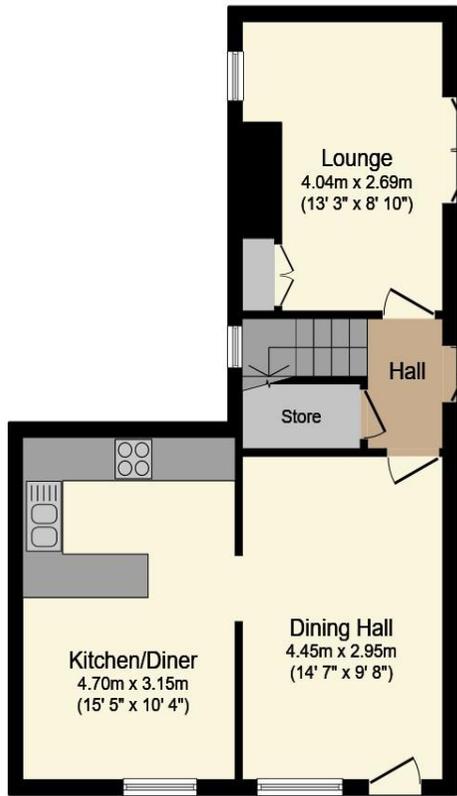


**welcome to**

## **Lombard Street, ABINGDON**

Allen and Harris are proud to present four-bedroom town house offering a spacious and light accommodation spread across three floors. The ground floor features a striking reception hall, ideal for use as a dining or family room. The contemporary, fully integrated kitchen is well-appointed, and has a breakfast bar and has generous space for dining. A glazed door from the inner lobby opens directly into the garden, providing easy access to outdoor space. The living room, with double glazed doors, also offers direct access to the garden. The first-floor hosts two generously proportioned light and airy bedrooms and a family bathroom. The master suite is complete with a shower room en-suite and dressing room, which offers additional versatility, suitable for use as a nursery, study, or walk-through single bedroom. The second floor accommodates two further generous bedrooms and a bathroom, with the guest suite benefiting from an additional, adaptable dressing room.

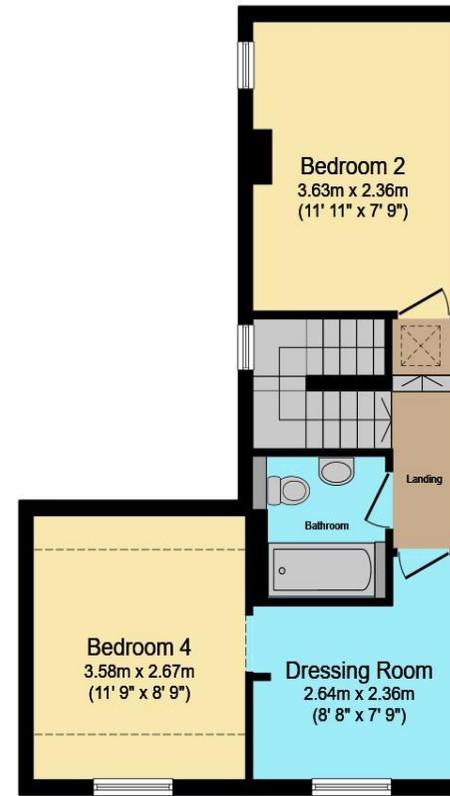




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 142.9 m<sup>2</sup> (1,539.2 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Lombard Street, ABINGDON

- Townhouse in a central Abingdon
- Four Ample Bedrooms with Two versatile dressing rooms
- Two Family Bathrooms and En-Suite
- Private, fully enclosed garden
- Parking Space Approx £980 per annum
- Period Character Building
- Grade II Listed
- 1539.2 Sqft

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£595,000**

Externally, the property is complemented by a fully enclosed garden, offering privacy and a peaceful retreat. Gated rear access provides convenience, and there is a parking space that our client rents and pays circa currently under £1,000 on an annual basis to ensure ease of access. Lombard Street is a highly desirable and centrally located in the heart of Abingdon-Upon-Thames. Situated just a short walk from the town centre, residents enjoy easy access to a wide range of local amenities, including shops, restaurants, and cafes. With excellent transport links, including nearby bus services and easy access to the A34.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
ABI108440 - 0009

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allen & harris



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