



20 Gordon Drive, Abingdon, OX14 3SW  
£399,995 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented three-bedroom semi-detached home, pleasantly tucked away at the head of a quiet no-through road and enjoying a lovely outlook backing directly onto the BBONT woodland nature reserve.

The property has been thoughtfully improved with replacement UPVC double-glazed windows, cavity wall insulation, partial re-wiring, and gas central heating to radiators. The ground floor features a welcoming living area with bi-fold doors leading into a bright sun lounge/conservatory, ideal for relaxing and entertaining.

Upstairs, there is a refurbished fully tiled shower room with a stylish white suite, while other improvements include UPVC soffits and barge boards for ease of maintenance, and a new garage roof.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodaphone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: Generic covenants apply. Please contact agent for more information.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Off road parking and single garage in nearby block
- Landscaped rear garden backing onto BBONT nature reserve
- Most pleasant outlook to rear
- Thoughtfully arranged accommodation
- EPC Rating: C
- Council Tax Band: C

## The Location

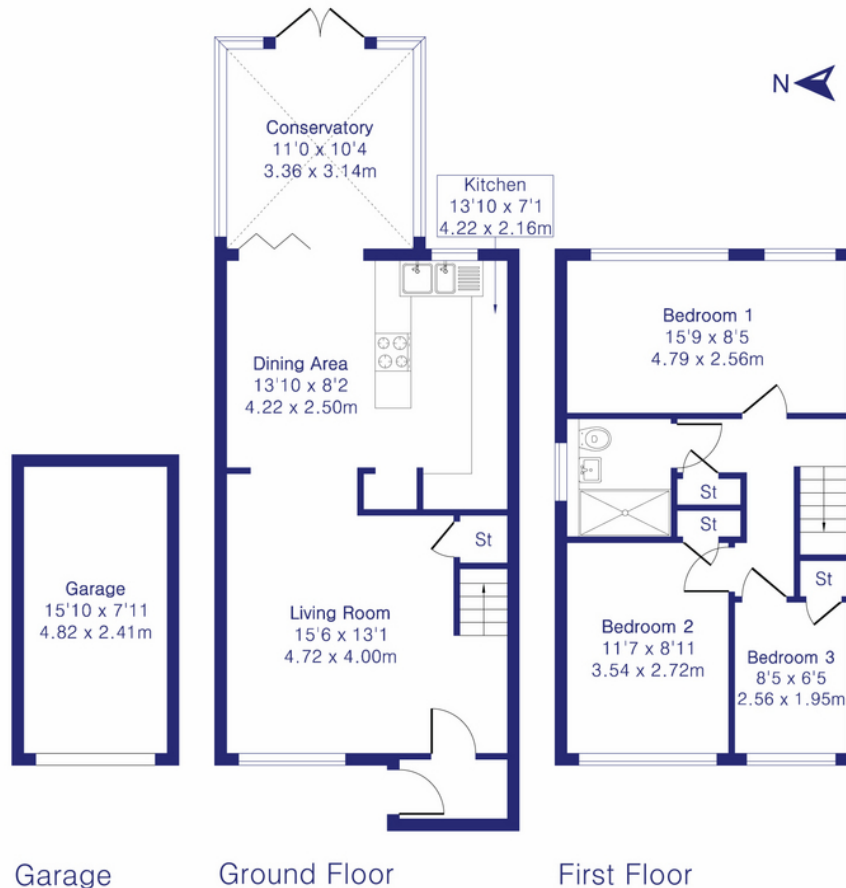
In a well regarded residential environment, just off the Radley Road, approximately 1.5 miles of Abingdon's historic Thameside town centre, accessible by a nearby regular transport service along Radley Road (also into Oxford, 8 miles). Shopping, schooling for all ages and recreational amenities are all close at hand. Radley village is within a mile with a branch line connecting to Oxford and Didcot Parkway, which in turn provides a regular main line connect to London Paddington in as little as 36 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4.

**Approximate Gross Internal Area 984 sq ft - 91 sq m  
(Excluding Garage)**

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 421 sq ft – 39 sq m

Garage Area 125 sq ft – 12 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

