



42 Ballard Chase, Abingdon OX14 1XQ

42 Ballard Chase

Stunning open plan lifestyle room features with this impressive four bedroom detached family home situated in a quiet North Abingdon cul-de-sac location, offering easy pedestrian access to many nearby amenities including excellent schooling.

Ballard Chase is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including a doctor's surgery and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations north and south and useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles), ideal for commuters.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

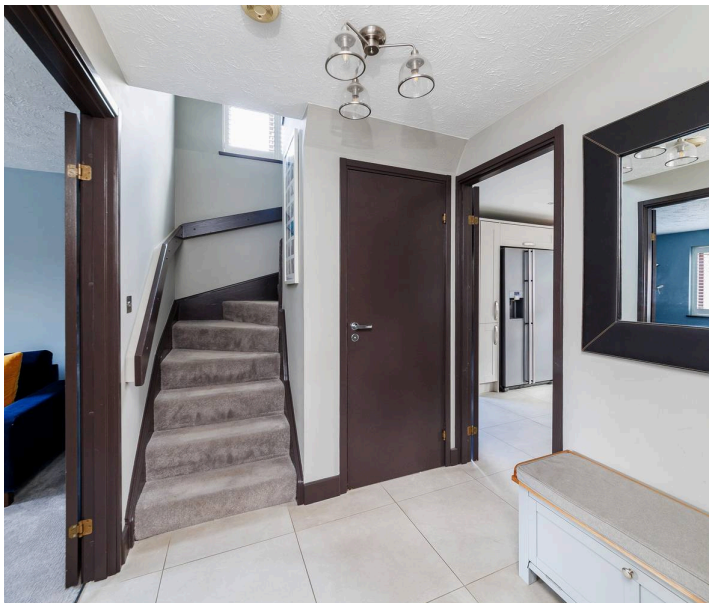
EPC: D





Key Features

- Inviting entrance hall with underfloor heating and cloakroom off
- Spacious 17' separate living room with raised fireplace and double glazed bay window
- Stunning extended open-plan lifestyle room incorporating stylish and well equipped kitchen, flexible dining/family areas featuring, part vaulted ceiling, underfloor heating and bi-fold doors
- Stairs rising to first floor, with a large double glazed picture window providing an attractive feature
- Master bedroom with an extensive range of built in wall to wall wardrobe cupboards complemented by a refitted shower room with a white suite
- Three further well proportioned bedrooms all served by a family bathroom with white suite
- Mains gas radiator central heating and upvc double glazed windows
- Front gardens providing hard standing parking facilities for up to four vehicles, leading to the attached garage
- Landscaped, low maintenance rear gardens incorporating a paved patio leading to artificial lawn - the whole enclosed by mature trees, shrubbery and fencing











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IN ABINGDON



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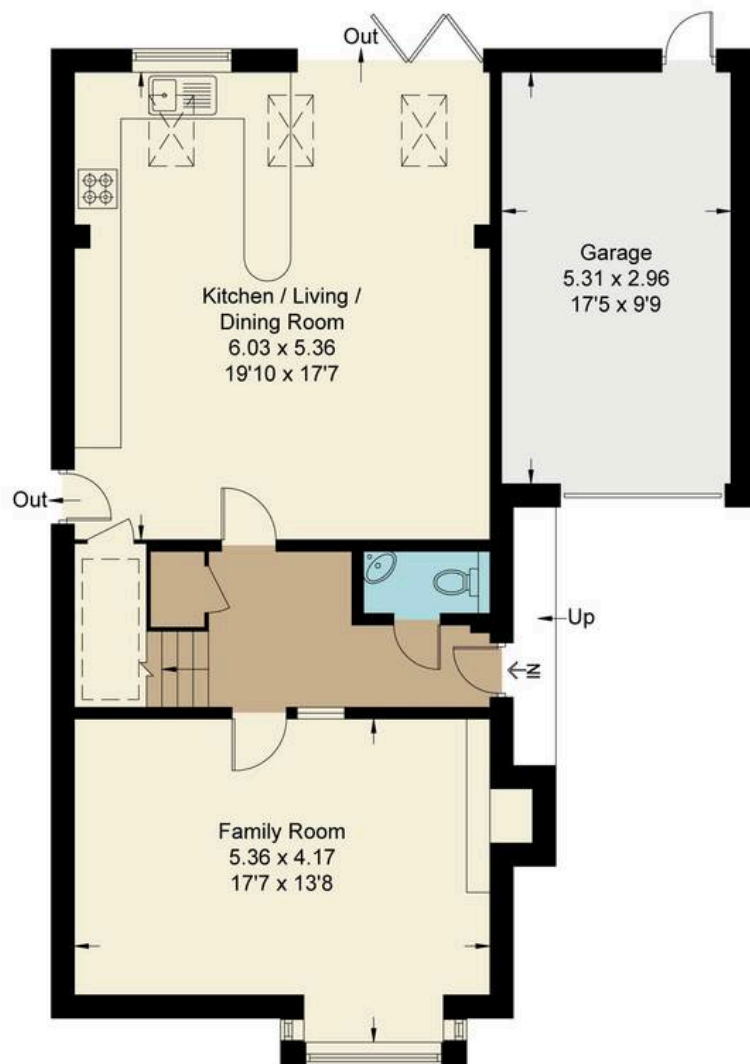
Ballard Chase, OX14

Approximate Gross Internal Area = 117.80 sq m / 1268 sq ft

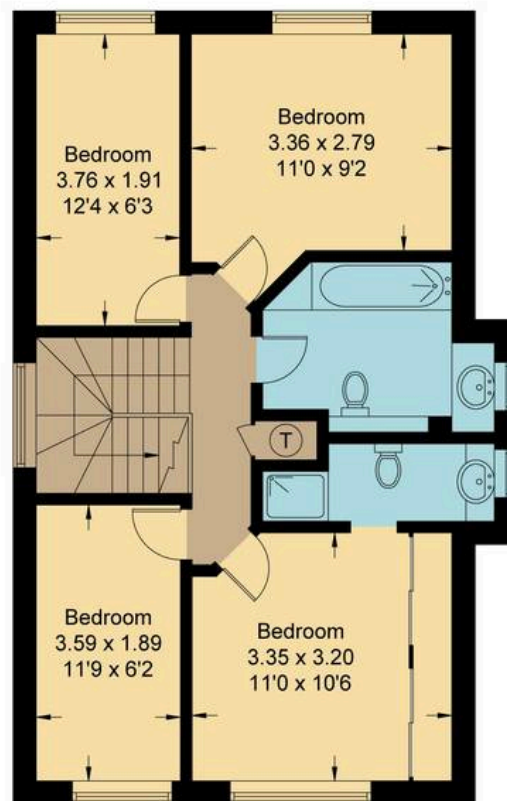
Garage = 15.70 sq m / 169 sq ft

Total = 133.5 sq m / 1437 sq ft

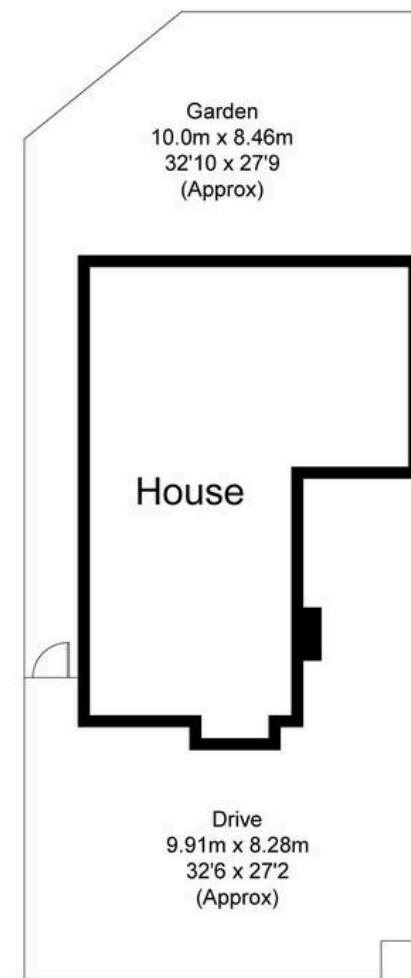
For identification only - Not to scale



Ground Floor



First Floor



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