



Bowler Gardens, Abingdon, OX14 5GE

allen & harris

welcome to

Bowler Gardens, Abingdon

Allen and Harris are proud to present this well-presented four-bedroom detached house situated on the outskirts of Abingdon, forming part of a small development constructed by Taylor Wimpey Homes in 2018. The property offers a cloakroom, kitchen/dining room with integrated appliances, utility, and spacious living room. The first floor offers a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

19' 6" x 11' 3" (5.94m x 3.43m)

Kitchen

19' 7" x 11' 7" (5.97m x 3.53m)

Utility Room

Bedroom One

11' 2" x 11' 5" (3.40m x 3.48m)

En-Suite

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Bedroom Three

9' 6" x 9' 10" (2.90m x 3.00m)

Bedroom Four

10' 2" x 8' 3" (3.10m x 2.51m)

W/C

Rear Garden

Garage

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

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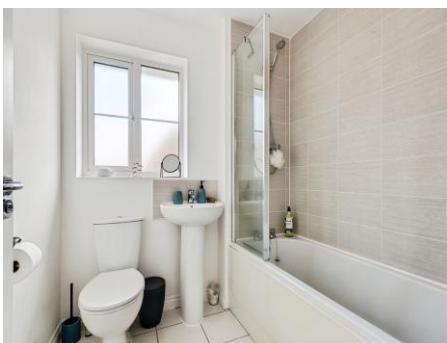
- **NO CHAIN**
- Detached House
- Four Bedrooms
- Kitchen/Dining Room with Integrated Appliances
- Ensuite to Main Bedroom
- Enclosed Rear Garden
- Garage and Driveway
- 1,206 SQ FT

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£500,000



view this property online allenandharris.co.uk/Property/ABI108138

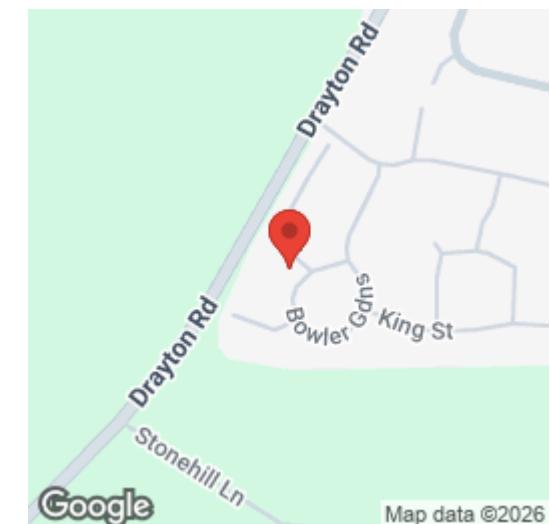
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ABI108138 - 0005

Outside offers an enclosed, rear garden laid to lawn, in addition to side access to the garage and driveway.

Overall, this is this an impressive family home offering the combination of space and comfort with the convenience of a popular location, ideal for both the hustle and bustle of Abingdon and the peaceful country walks nearby.



Please note the marker reflects the postcode not the actual property



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