



10 Campion Road, Abingdon OX14 3TQ



10 Champion Road

An extremely well presented mid terrace home located in this popular North Abingdon residential development. Offered to the market in exceptional order throughout complete with a garage conversion now providing a striking home office space.

10 Champion Road is well-situated in a very popular North Abingdon location offering easy pedestrian access to nearby shops and excellent schooling including the highly regarded Thomas Reade primary school, There is a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 1.2 miles), Radley railway station (circa. 1.3 miles) and Oxford city (circa. 6.5 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

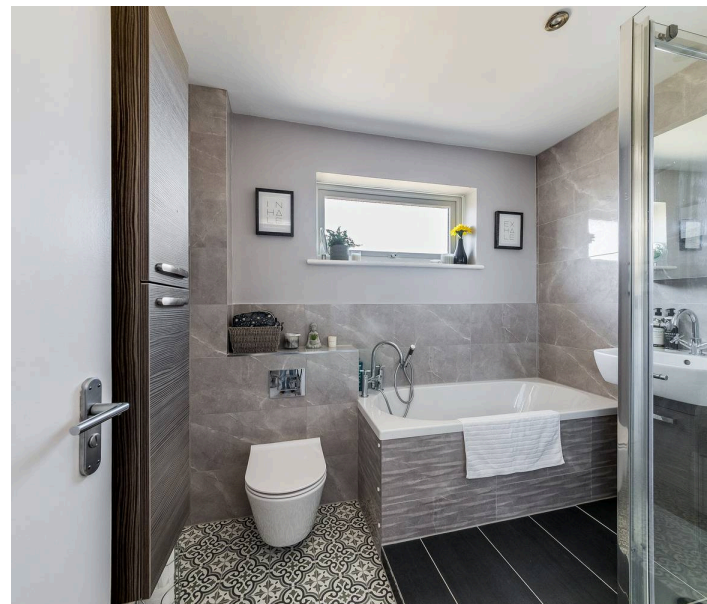
EPC Energy Efficiency Rating: C





Key Features

- Generous entrance with doors to all principal rooms and ground floor WC
- The principal living accommodation is open plan, comprising a contemporary re-fitted kitchen complete with integral appliances and solid wood breakfast bar
- The kitchen flows through into a wonderfully light dining space with a picture window overlooking the landscaped gardens and into the living room with glazed French doors opening out
- Stunning garage conversion providing a wonderfully light work from home space or home gym (washing machine and tumble dryer are located within this space)
- To the first floor are three well proportioned bedrooms arranged around a good sized landing (two benefitting from built in wardrobe cupboards)
- Superb, re-fitted four piece family bathroom complete with walk-in shower and separate bath
- Externally the property benefits from ample driveway parking to the front, mature front garden and garage store
- The East facing rear gardens have been landscaped and offer a decked terrace, lawn and mature borders, the whole enclosed by fencing





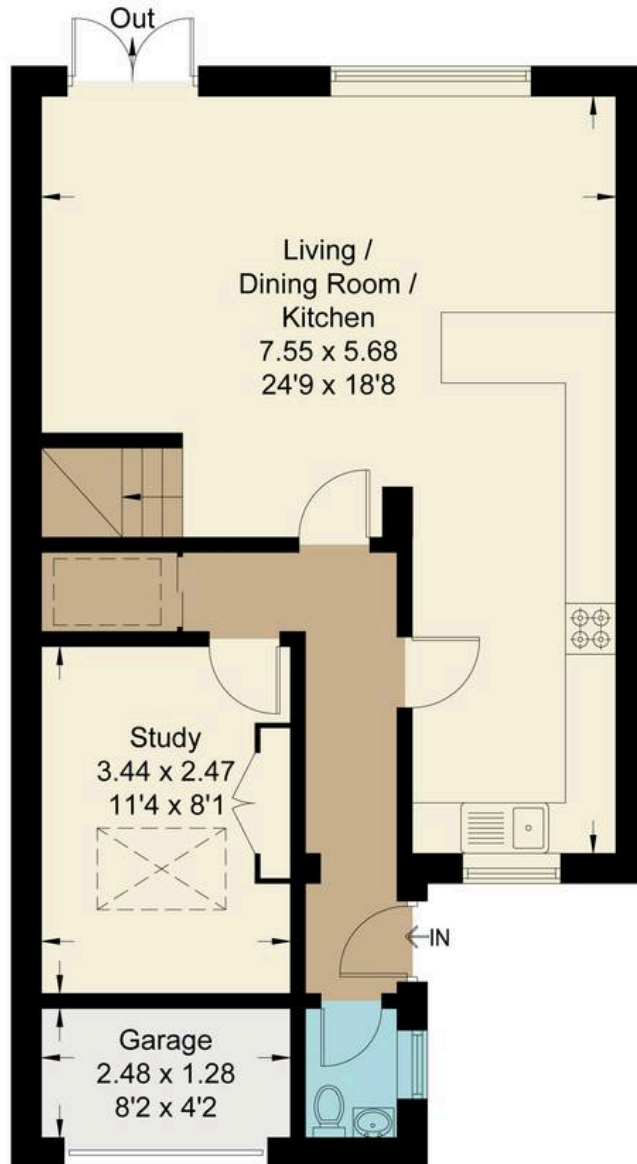
Campion Road, OX14

Approximate Gross Internal Area = 91.80 sq m / 988 sq ft

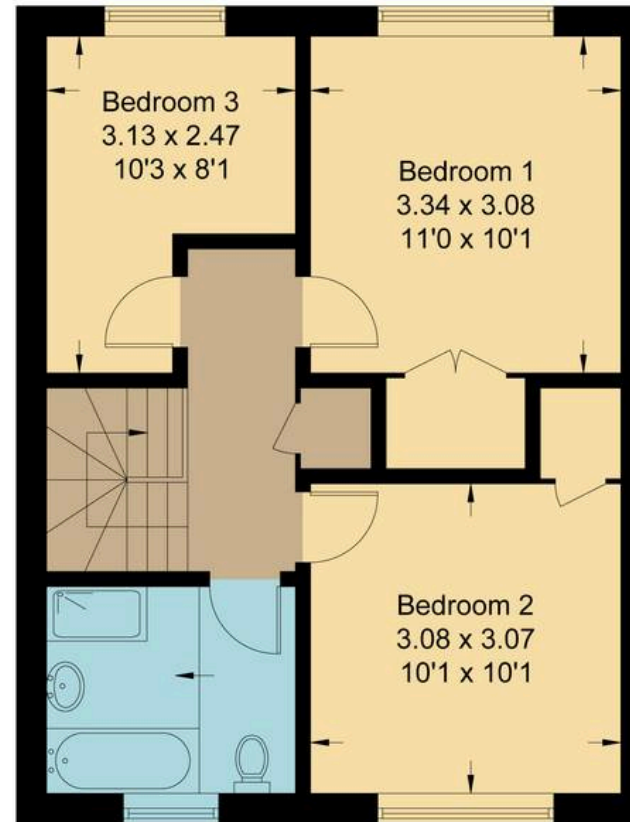
Garage = 3.20 sq m / 34 sq ft

Total = 95.0 sq m / 1022 sq ft

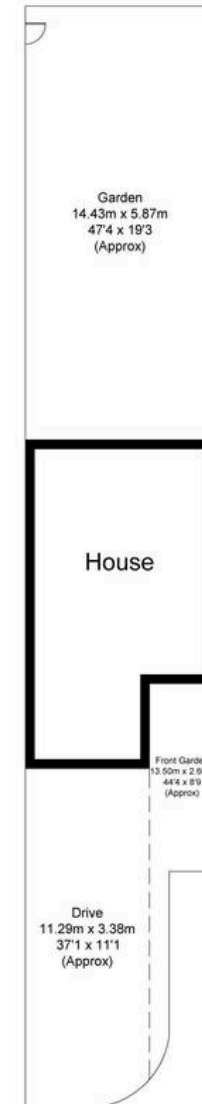
For identification only - Not to scale



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited