



111 Willow Brook, Abingdon, OX14 1UL

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented four-bedroom, three-storey end-of-terrace home offering flexible accommodation in a convenient Abingdon location. The ground floor includes a welcoming entrance hall, and a newly renovated kitchen/dining room at the rear with bi-fold doors opening onto a south-facing garden. The layout provides a practical space for family living and everyday use.

The first floor features a good-sized sitting room, a main bedroom with built-in wardrobes and ensuite shower room, and a cloakroom off the hallway. On the top floor, there are three further bedrooms—one single, one small double, and a larger double—along with a family bathroom.

Outside, there is a driveway with ample parking to the front, side access to the garden that enjoys a south facing aspect. The integral garage can be accessed from the front of the property and has power, and ample storage facilities. The property is well maintained and offers a comfortable layout suited to modern family life.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Ample off road parking (driveway).
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodaphone & EE.
- Restrictions & Covenants: Standard covenants apply. Ask agent for more details.



## Key Features

- South-facing rear garden
- Three-storey living
- Integral garage (partially converted)
- Main bedroom with ensuite and fitted wardrobes
- Bi-fold doors leading to patioed garden
- Three further bedrooms and family bathroom
- Driveway parking and side access to rear
- Good access to A34 and local amenities
- EPC: C
- Council Tax: E

## The Location

Colwell Drive is a popular residential area in North Abingdon, with convenient access to the A34 for Oxford, Didcot and surrounding areas. It sits approximately 7.8 miles (12.6 km) from Oxford and about 7.2 miles (11.6 km) from Didcot. Nearby are local shops, schools, parks and public transport links, making it a practical location for families and commuters.



## Approximate Gross Internal Area 1204 sq ft - 112 sq m (Excluding Garage)

Ground Floor Area 340 sq ft – 32 sq m

First Floor Area 432 sq ft – 40 sq m

Second Floor Area 432 sq ft – 40 sq m

Garage Area 68 sq ft – 6 sq m



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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.

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