



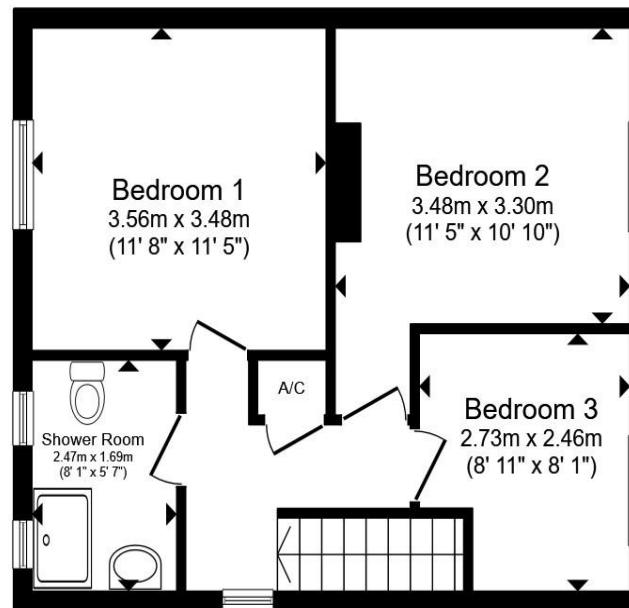
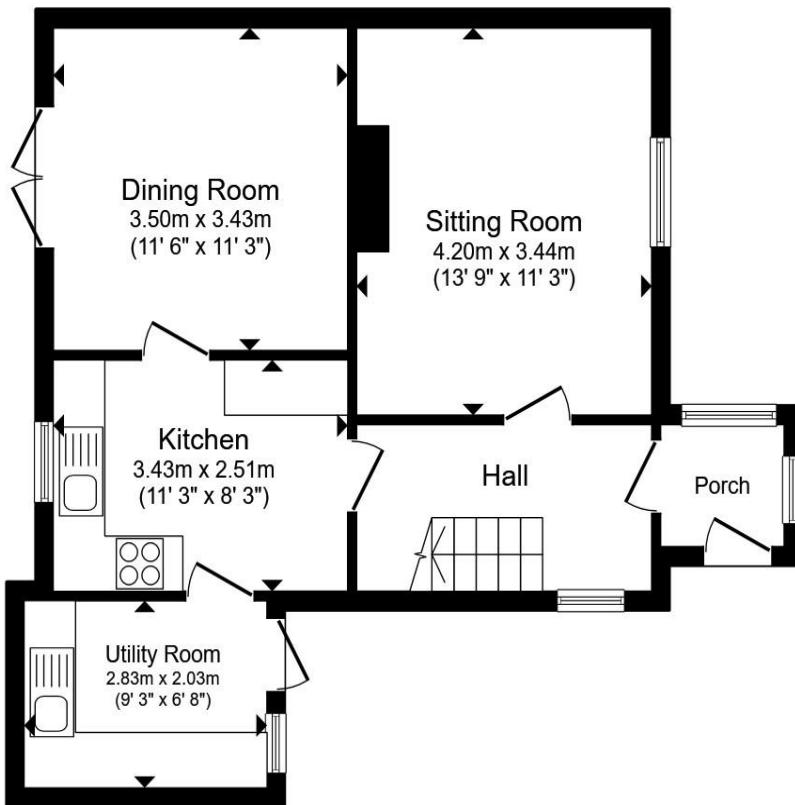
**Tyrrells Way, Sutton Courtenay, Abingdon, OX14 4DH**

**welcome to**

## **Tyrrells Way, Sutton Courtenay Abingdon**

Allen and Harris are proud to present this three-bedroom property located in the very popular village of Sutton Courtenay, with far reaching views across countryside to the rear. The property is approached via an entrance porch that leads to a generous entrance hall which gives access to the sitting room and kitchen. The sitting room is ample in size and overlooks the front aspect of the property and has a very generous double glaze window bringing in lots of natural light.





Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

welcome to

## Tyrrells Way, Sutton Courtenay Abingdon

- Three Bedroom
- Popular Village of Sutton Courtenay
- Countryside Views
- Rear Garden
- Parking for Several Cars

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £400,000



**view this property online** [allenandharris.co.uk/Property/ABI108520](http://allenandharris.co.uk/Property/ABI108520)

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.



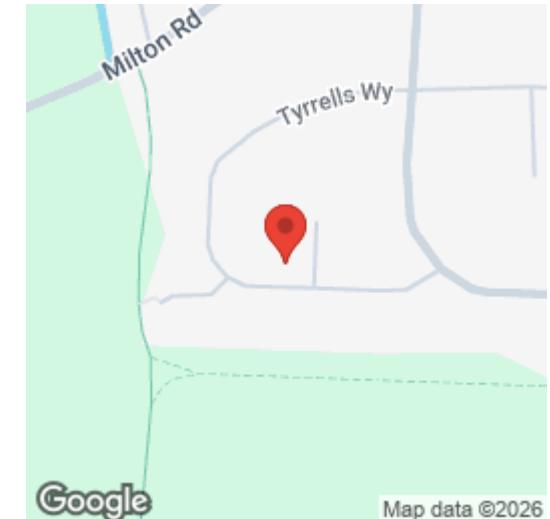
Property Ref:  
ABI108520 - 0004

To the rear of the property is a modern kitchen, utility room and dining room which overlooks the rear garden.

To the first floor are three bedrooms, two of which measure in excess of 11ft and there is a modern first floor shower room.

The rear garden is ample in size and offers a substantial patio seating area perfect for entertaining leading on to an area mainly laid to lawn and overlooks countryside to the rear.

To the front of the property is a gravelled parking area providing parking for several cars.



Please note the marker reflects the postcode not the actual property



**01235 553777**



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



[allenandharris.co.uk](http://allenandharris.co.uk)