



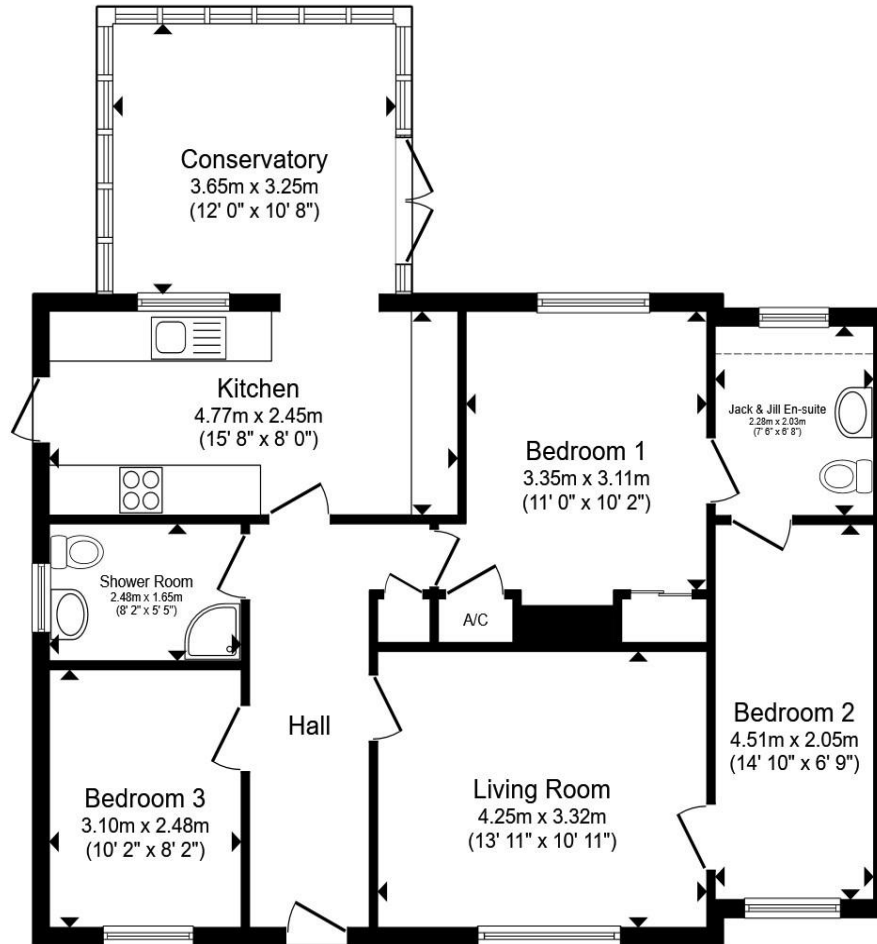
**Cedar Glow, Faringdon Road, Kingston Bagpuize, ABINGDON, OX13  
5AQ**

**welcome to**

## **Cedar Glow Faringdon Road, Kingston Bagpuize ABINGDON**

Allen & Harris are proud to present this three-bedroom detached bungalow presented in good order throughout and situated in Kingston Bagpuize on the edge of the village of Southmoor. The property is approached via an entrance hall giving access to a substantial sitting room measuring in excess of 13ft overlooking the front aspect, there is also a door leading through to Bedroom two which again is generous in size measuring in excess of 14ft. Leading on from the entrance hall is bedroom three which again overlooking the front aspect and measures in excess of 10ft, and for convenience there is a modern shower room with modern built in shower cubicle. The master bedroom suite is ample and measures more than 11ft and has access to a Jack & Jill En-suite that can also be access via bedroom two.





Total floor area 90.2 m<sup>2</sup> (971 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

## Cedar Glow Faringdon Road, Kingston Bagpuize ABINGDON

- Situated In Kingston Bagpuize on the edge of Southmoor
- 3 Bedroom Detached Bungalow
- No Chain
- Conservatory/Dining Room To Rear
- Smart Well Presented Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£550,000**



To the rear of the bungalow is the centrepiece of this home which is a modern kitchen breakfast room, that measures in excess of 15ft and leads out to a substantial conservatory/family room/additional reception room, which overlooks the rear garden.

The rear garden is well presented and mainly laid to patio perfect for entertaining leading on to a further lawn area and summerhouse as well as a shed.

To the front is a very generous brick paved driveway providing parking for several cars and the property is offered with no onward chain. The property is offered in an excellent position should you wish to commute with great access to the A420 and in turn its links to Abingdon & Oxford.

**Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**

**view this property online** [allenandharris.co.uk/Property/ABI108587](https://allenandharris.co.uk/Property/ABI108587)

Please note the marker reflects the postcode not the actual property



Property Ref:  
ABI108587 - 0002

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.

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