



100 Appleford Drive, Abingdon OX14 2BS

# 100 Appleford Drive

A generously proportioned, four double bedroom, two bathroom detached residence offering spacious, light and well presented accommodation in this desirable non-estate North Abingdon location. With Three reception rooms, study area, garden office and garaging.

## Location

100 Appleford Drive is situated just off the Oxford Road which is one of North Abingdon's premier non-estate locations, comprising of mainly individual and substantial family homes, providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent schooling, many sporting facilities and the thriving Abingdon town centre itself. There is a quick route to the A34 leading to many important destinations both north and south. Useful distances include Abingdon town centre (circa. 1 mile), Oxford city (circa. 6 miles) and Didcot town (circa 8 miles) with its useful mainline railway station to London Paddington.

**Bedrooms: 4**

**Bathrooms: 2**

**Reception Rooms: 3**





## Key Features

- Enclosed entrance porch leading to inviting entrance hall with cloakroom off and wonderful double aspect living room featuring attractive central fireplace with fitted cast iron log burning stove
- Study overlooking the rear gardens, spacious and very flexible separate family room and large and well equipped open plan kitchen/dining room with an excellent selection of floor and wall units
- Impressive master bedroom with built-in wardrobe cupboards and refitted en-suite shower room with contemporary white suite
- Three further double bedroom (two are double aspect) complemented by refitted four piece family bathroom including bath and separate shower cubicle
- Mains gas radiator central heating and uPVC double glazed windows
- Very wide front gardens providing private driveway to one side and to the other further private driveway leading to detached garage with light and power
- Attractive rear gardens featuring two delightful patio areas, extensive lawn - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy
- Spacious, detached wooden garden office, ideal for those looking to work from home









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# Appleford Drive. OX14

Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft

Garage = 16.8 sq m / 181 sq ft

Total = 206.3 sq m / 2221 sq ft

Garden Studio = 13.0 sq m / 140 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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