



Willow Brook, Abingdon, OX14 1UL

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

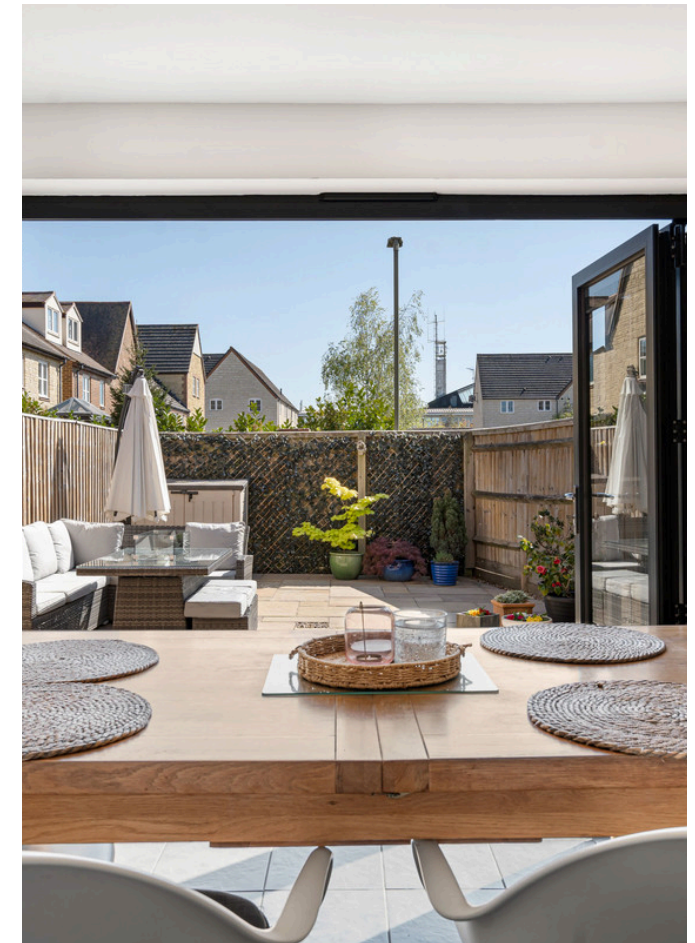
A well-presented four-bedroom, three-storey end-of-terrace home offering flexible accommodation in a convenient Abingdon location. The ground floor includes a welcoming entrance hall, and a newly renovated kitchen/dining room at the rear with bi-fold doors opening onto a south-facing garden. The layout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

111 Willow Brook is well positioned within a popular residential area of Abingdon, offering easy access to a wide range of local amenities. The town centre provides an excellent selection of shops, cafés, restaurants, and leisure facilities, while nearby supermarkets and everyday conveniences are all within easy reach. The property is also well served by reputable local schools, making it an attractive choice for families. For commuters, there are convenient transport links to Oxford, with regular bus services and straightforward access to the A34 connecting to the wider road network.

The surrounding area offers plenty of opportunities to enjoy the outdoors, with scenic walks along the River Thames and nearby green spaces providing a peaceful setting for leisure and recreation. Abbey Meadows is a particular highlight, offering riverside paths, open parkland, and family-friendly facilities. This combination of accessible amenities, strong transport connections, and attractive outdoor spaces makes the location both practical and appealing for a variety of lifestyles.



# 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



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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.

