



Mattock Way, Abingdon, OX14 2PD

Guide Price £465,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A larger than average four-bedroom detached family home, situated in a popular North Abingdon location. Tucked away on a generous corner plot, the property enjoys both side and rear gardens, along with ample off-road parking and a single garage to the rear.

Internally, the property opens into a welcoming entrance hall. The kitchen sits at the heart of the home and offers excellent potential to be opened up to create a modern open-plan kitchen/dining space, as seen in similar properties. The original dining room is well-proportioned and filled with natural light.

To the rear, the impressive 18'7" L-shaped living room provides a spacious and comfortable area for family living. Leading from the lounge is a large conservatory, offering a versatile additional space ideal as a further reception room, playroom, or dining area. A cloakroom completes the ground floor accommodation.

Upstairs, there are four bedrooms, including a principal bedroom with built-in wardrobes. The remaining bedrooms are served by a family bathroom.

Offering excellent potential to extend or enhance (subject to the necessary consents), this property presents a fantastic opportunity for buyers to make it their own.





Key Features

- Approx 1,244 sq ft accommodation
- Corner plot with extension potential
- Gas central heating and double glazing
- Ample off-road parking
- Close proximity to bus routes and local amenities
- Walking distance to local schools
- EPC Rating: D
- Council Tax Band: E



The Location

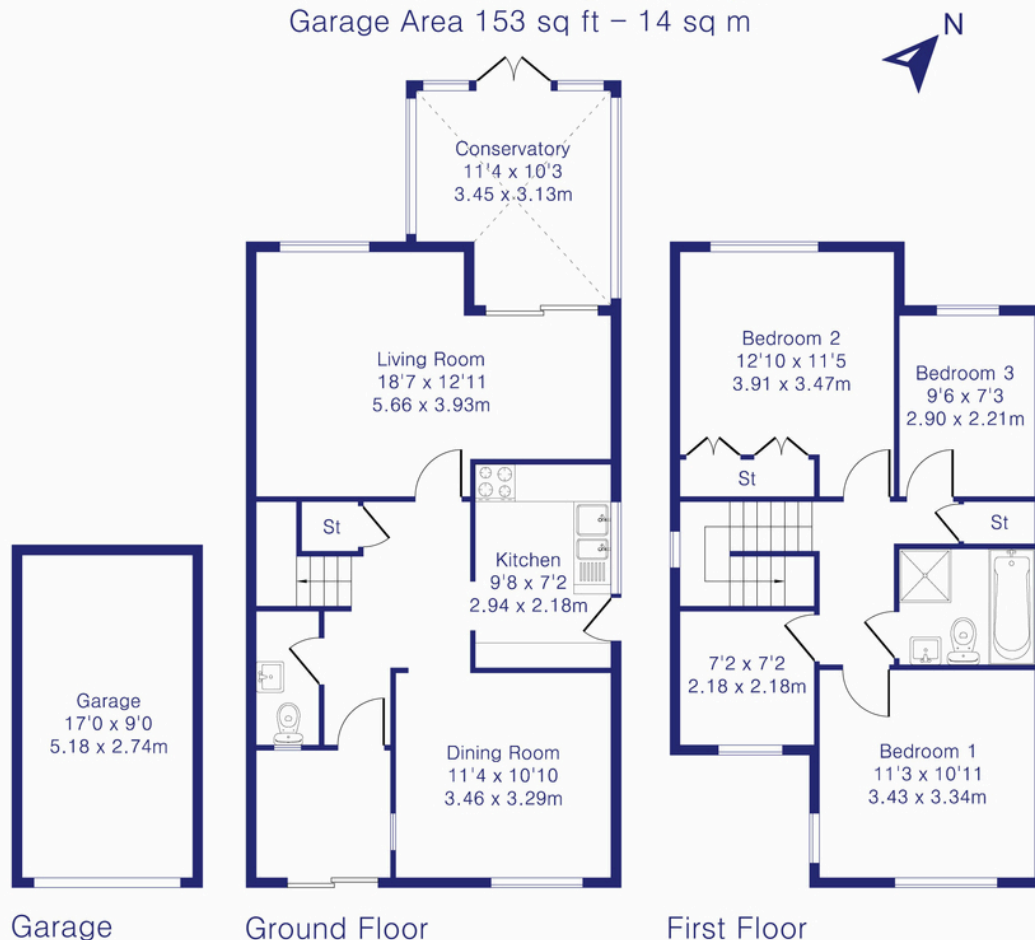
Situated in a popular and well-established residential area, Mattock Way offers convenient access to a wide range of everyday amenities. The nearby town centre provides an excellent selection of independent shops, supermarkets, cafés, pubs, and restaurants, along with leisure facilities and regular local markets. The property is well placed for a number of reputable primary and secondary schools, as well as parks and recreational spaces. Nearby riverside walks along the River Thames, offering scenic routes for walking, cycling, and leisure activities. There are several supermarkets within easy reach and, nearby leisure facilities, gyms, and community centres cater to a variety of interests. Excellent transport links include easy access to the A34, providing routes to Oxford, Didcot, and beyond. Didcot Parkway station offers fast rail services to London Paddington, making this an ideal location for commuters.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 1397 sq ft – 129 sq m
 Ground Floor Area 704 sq ft – 65 sq m
 First Floor Area 540 sq ft – 50 sq m
 Garage Area 153 sq ft – 14 sq m



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