



Park Road, Abingdon, OX14 1DG

£985,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

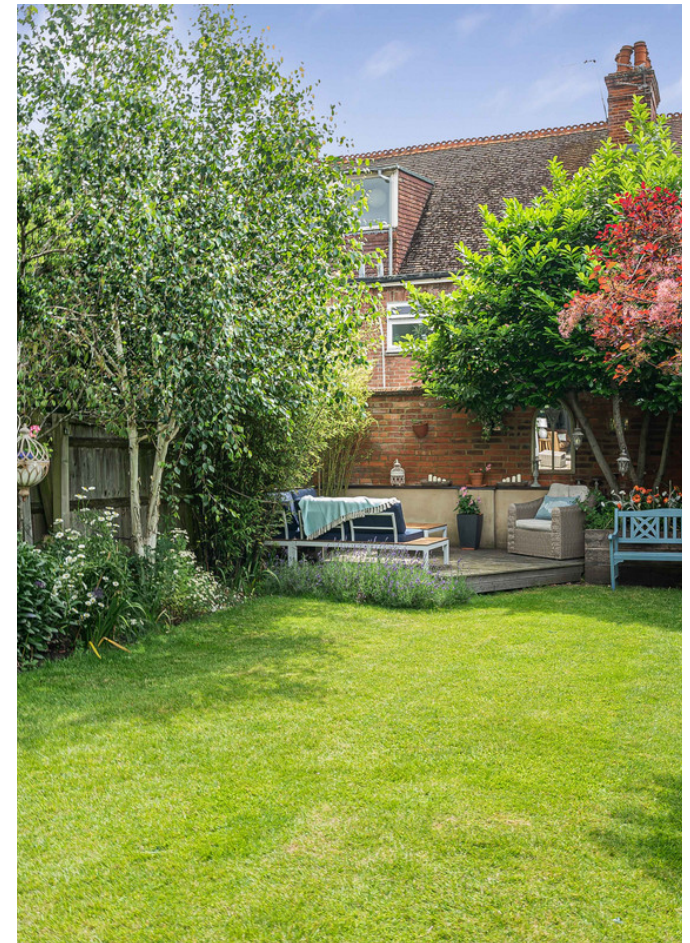
Located on arguably the most prestigious road in the town, is this elegant four-bedroom semi-detached Edwardian home, which has been renovated, extended and remodelled by the current owner to the most stylish and exacting standard.

Beautifully improved in keeping with the properties age, this rarely available home is situated at the end of no a through road close to Albert Park and some of the most acclaimed schools in the county. With a handsome façade; the property internally comprises, entrance hall with wooden floor, impressive bay fronted lounge with wood-burning stove, cloakroom, study with engineered oak floor and cabinetry, statement open plan kitchen-diner family room with stunning picture window, doors to garden, underfloor heating and integrated appliances. On the first floor there is a family bathroom and three double bedrooms; including a particularly large principal bedroom with fitted wardrobes. On the second floor there is fourth double bedroom which forms excellent guest accommodation with en-suite shower room. To the rear of the property there is a charming landscaped garden with well stocked borders, large patio, shed, and decking area. Finally, to the front, there is a landscaped area, and driveway parking leading to a garage/store.



For the finish, location, and proximity to green space to be fully appreciated; the property must be viewed.

This unspoilt tree lined road comprises homes of genuine distinction and forms part of the well-established and highly desirable Albert Park Conservation area. It is within walking distance of Abingdon's town centre and the renowned schools of Abingdon.



Key Features

- Elegant Edwardian semi-detached family home.
- Four bedrooms.
- Located on the most highly regarded tree-lined road in the town.
- Close proximity to some of the most acclaimed schools in the county.
- Statement kitchen-diner-family room
- Handsome façade
- Improved to an exacting standard
- Study
- Driveway and garage/store
- Council Tax Band: E /EPC Rating: tbc



The Location

The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4. For commuters, Didcot Parkway is just 8 miles away, with regular mainline connection to London Paddington in as little as 37 minutes. Both Park Crescent and Park Road are private roads with a strictly enforced residents' parking policy. Bus stops serving Oxford are located within a few minutes' walk of this house. Abingdon offers a variety of facilities catering for everyday needs including many restaurants, cafes, supermarkets and shops. There are also many lovely walks around the town including walks along the river Thames to enjoy.

Some material information to note: Conservation Area. Gas central heating. Mains water, mains electrics, mains drains. Leasehold - Original 900-year lease from 1903 with approximately £10 per annum ground rent. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom 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.



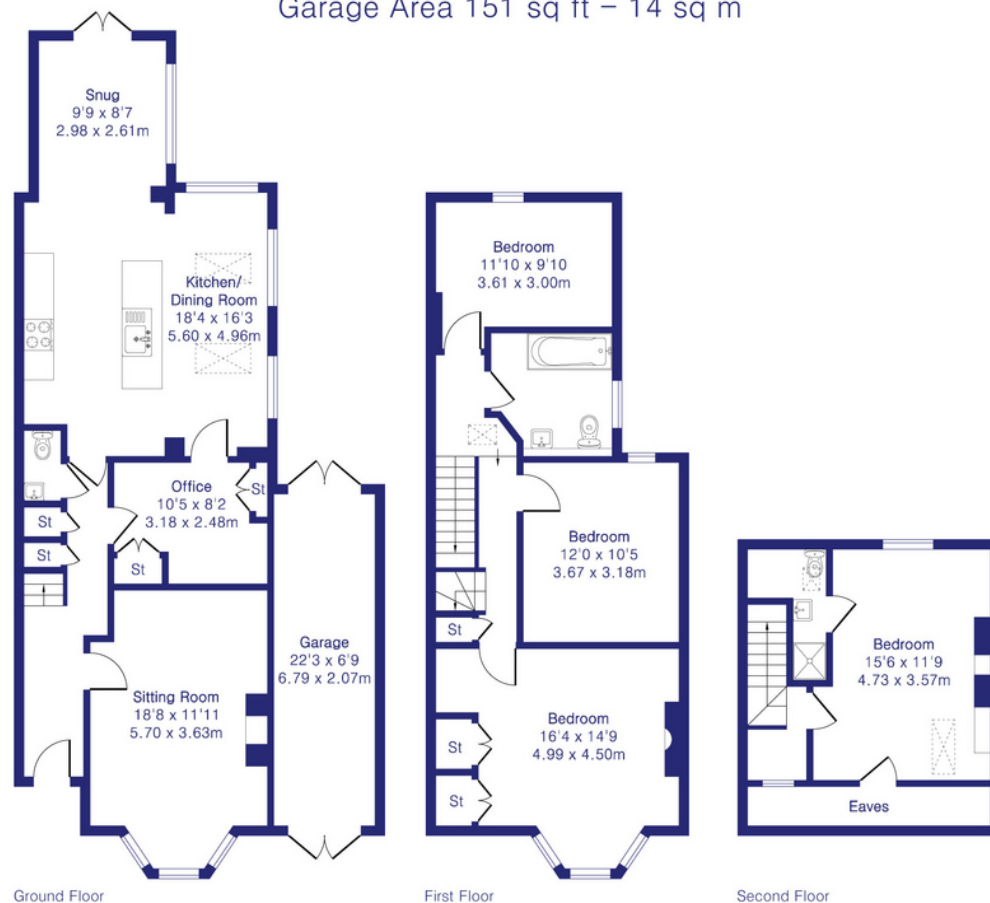
**Approximate Gross Internal Area 1808 sq ft - 169 sq m
(Including Garage)**

Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 621 sq ft – 58 sq m

Second Floor Area 254 sq ft – 24 sq m

Garage Area 151 sq ft – 14 sq m



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.

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