



39 Hendred Way, Abingdon, OX14 2AW

Guide Price £495,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

The property has been thoughtfully renovated throughout, featuring new flooring, radiators, electrics, a newly fitted kitchen and bathroom, along with a range of further improvements.

On the ground floor, the property offers a welcoming entrance hall, a spacious lounge to the front, and an impressive open-plan kitchen/dining room. The newly fitted kitchen provides a modern and practical space for both everyday living and entertaining, with bi-fold doors opening directly onto the large rear garden. A convenient cloakroom completes the ground floor.

The generous rear garden is a particular highlight, offering an excellent degree of privacy and backing directly onto a recreational ground. The garden also benefits from a useful outbuilding and a separate side shed, providing additional storage. Side access leads from the newly laid driveway to the rear garden, offering excellent practicality.

Upstairs, there are two generously sized double bedrooms, along with a further single bedroom which is currently being used as a study. The modern family bathroom completes the first floor.

Overall, this is a beautifully renovated home offering generous living accommodation, a fantastic private garden, excellent storage, and convenient outdoor access.



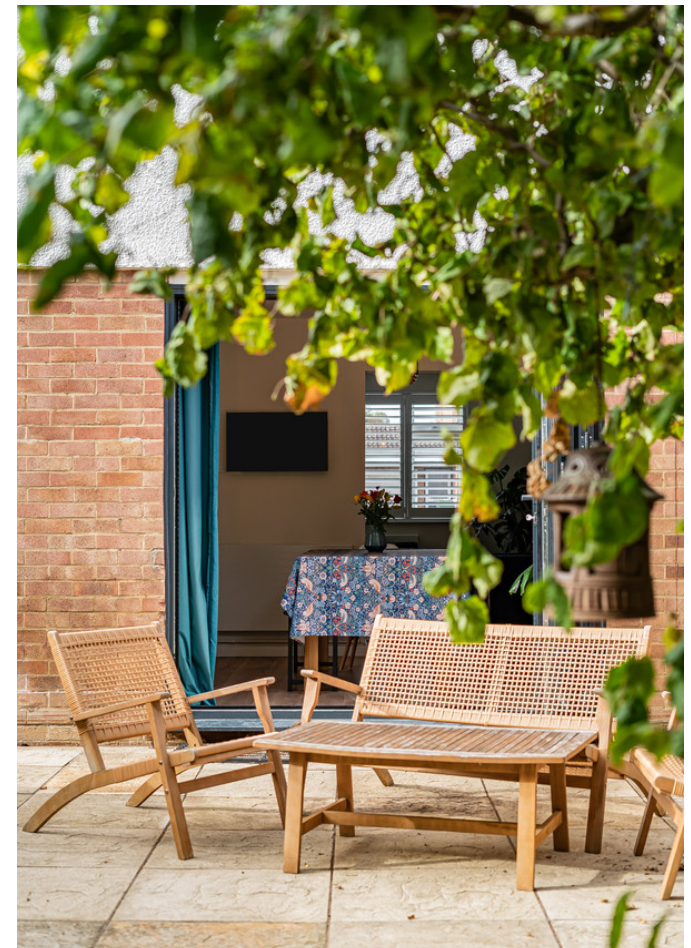


Key Features

- Thoughtfully renovated throughout with newly fitted kitchen and bathroom
- Spacious open-plan kitchen/dining room with bi-fold doors to the rear garden
- Large, private rear garden backing onto recreational ground
- Two generous double bedrooms and a larger than average single
- Newly laid driveway with side access
- Ample storage by way of an outbuilding, shed and boarded loft space
- EPC: C | Council Tax Band: D

The Location

Hendred Way is situated in a popular residential area of Abingdon, offering a convenient setting for families and professionals alike. The property is well placed for a range of everyday amenities, schools, green spaces and transport links. Local schooling is particularly convenient, with Rush Common School located directly on Hendred Way, while Thomas Reade Primary School and St Edmund's Catholic Primary School are also within easy reach. Fitzharrys School is approximately 0.6 miles away. Abingdon town centre is within easy reach, providing a good selection of shops, cafés, restaurants and leisure facilities.

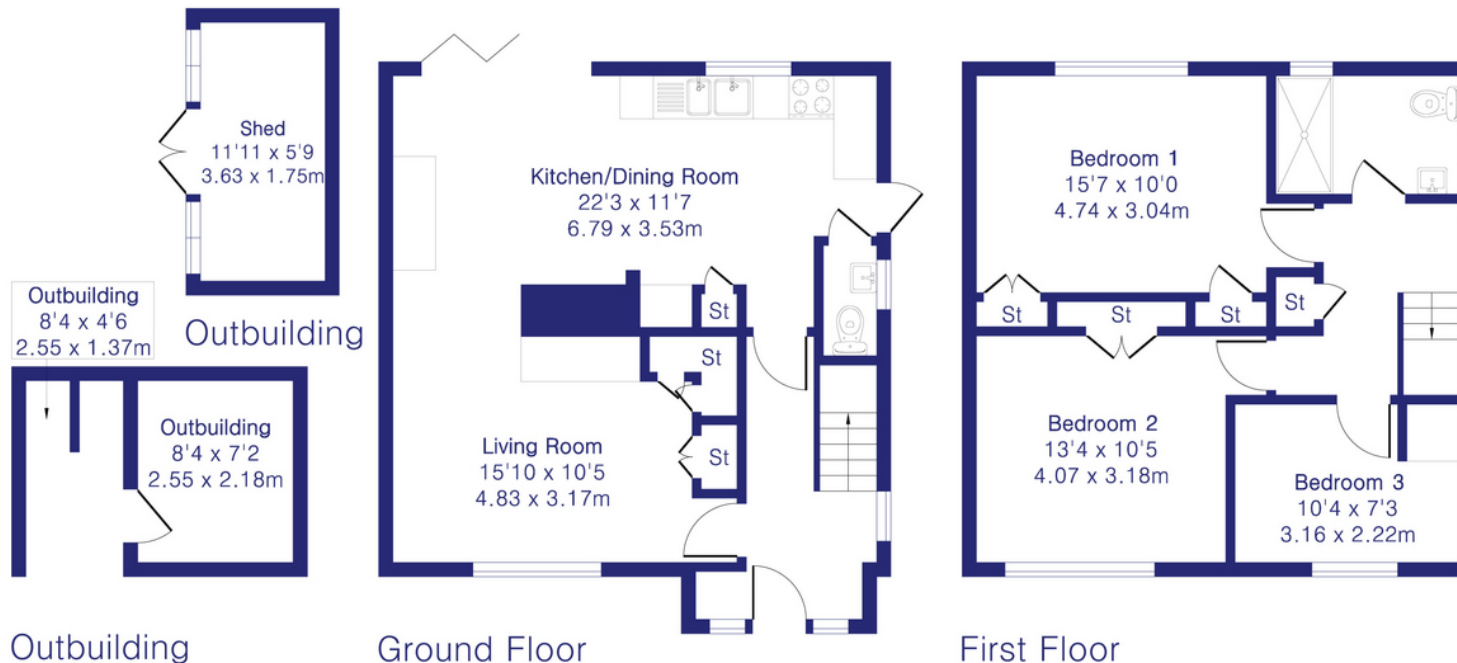


Approximate Gross Internal Area 1018 sq ft - 94 sq m (Excluding Outbuilding)

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 499 sq ft – 46 sq m

Outbuilding Area 171 sq ft – 16 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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