

Cheyney Walk, Abingdon, OX14 1HN

Guide Price £399,950 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

The ground floor features a welcoming entrance hall leading to a bright, dual-aspect sitting room with fireplace and sliding doors opening onto the rear garden. There is also a spacious open-plan kitchen/dining room with timber units, peninsula breakfast bar and laundry plumbing, plus a rear lobby with garden access, storage and a WC. The property would benefit from modernisation but offers excellent potential to create a stylish contemporary home.

Upstairs are three well-proportioned bedrooms, including two generous doubles with built-in wardrobes, along with a third bedroom overlooking the garden. The accommodation is completed by a fully tiled wet room with electric shower and basin, plus a separate WC.

Outside, the substantial rear garden features lawns, mature planting, a greenhouse, timber shed, attached garden store and covered veranda. A detached brick-built outbuilding provides excellent potential for a workshop or home studio. The open front garden also offers potential to create off-street parking, subject to the necessary consents.







Key Features

- No Onward Chain
- Bright dual-aspect sitting room
- Spacious open-plan kitchen/dining room
- Generous rear garden
- Detached brick-built outbuilding
- Excellent workshop or home studio potential
- Rear garden with potential for driveway parking
- EPC Rating C - Council Tax Band D







The Location

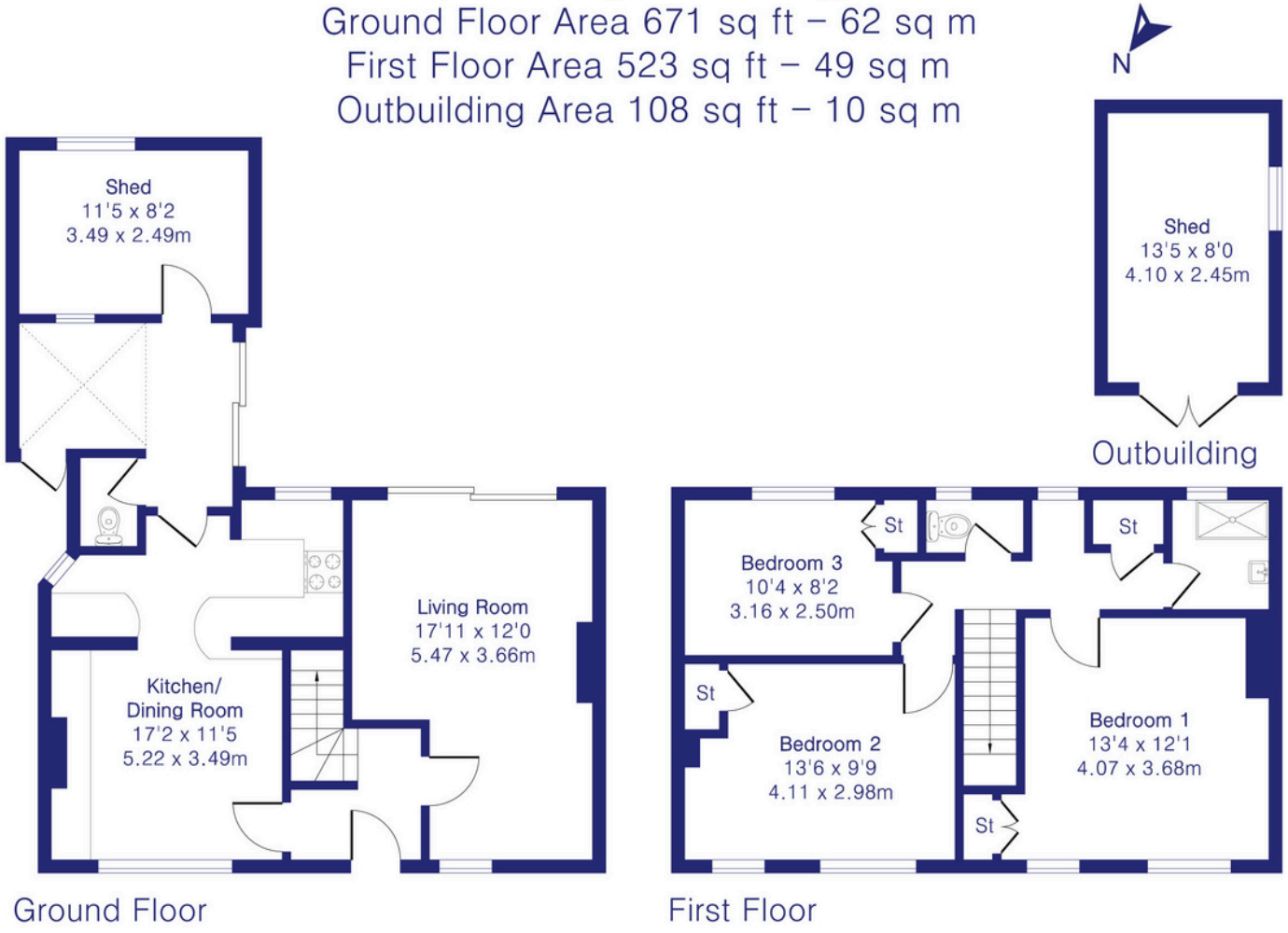
Cheyney Walk is a popular residential location in Abingdon, conveniently situated within easy reach of the town centre and a wide range of local amenities. The historic town centre offers an excellent choice of independent shops, cafés, restaurants and everyday facilities, together with the popular Abbey Meadows and River Thames nearby.

The area is well served by local schools and offers a variety of parks and open spaces for walking and recreation. Abingdon provides good road and public transport connections, with Oxford, Didcot and surrounding towns readily accessible, making the location well suited to both families and commuters.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and unltrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. 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 1194 sq ft - 111 sq m
(Excluding Outbuilding)

Ground Floor Area 671 sq ft – 62 sq m
First Floor Area 523 sq ft – 49 sq m
Outbuilding Area 108 sq ft – 10 sq m



PINKPLAN

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

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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