



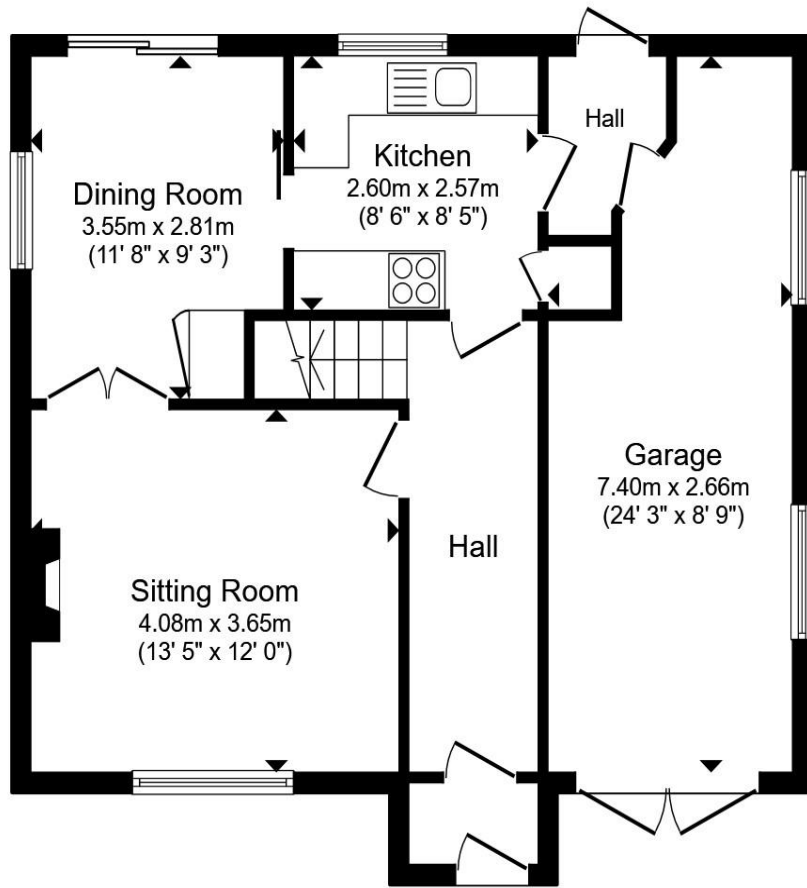
Eden Croft, Abingdon, OX14 1QJ

welcome to

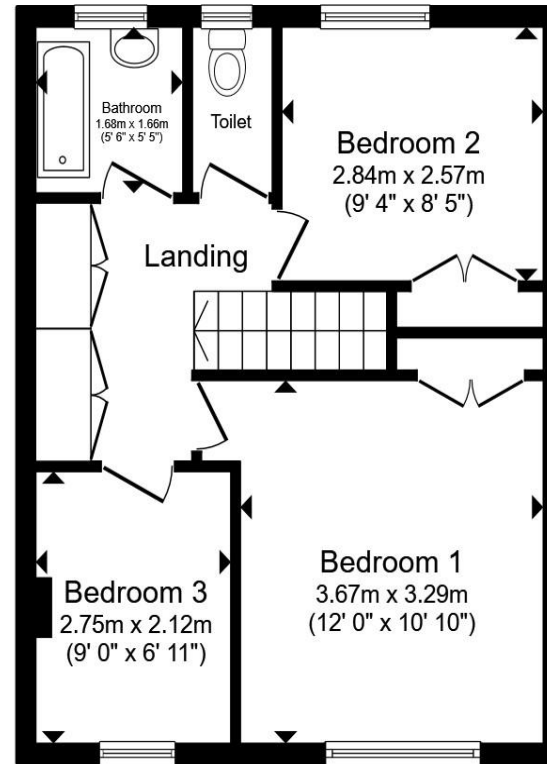
Eden Croft, Abingdon

Allen and Harris are proud to present this three-bedroom detached property with no onward chain and located in a very popular area of Abingdon. The property is approached via an entrance hall giving access to a sitting room which measures in excess of 13ft with doors through to a separate dining room which overlooks the rear garden. To the rear of the property is a kitchen which again overlooks the rear garden, to the side of the kitchen is a rear lobby giving access to a substantial garage which measures 24ft in length.





Ground Floor



First Floor

Total floor area 101.1 m² (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Eden Croft, Abingdon

- No Chain
- Three Bedroom Detached House
- Pleasant Well-Established Garden
- Two reception rooms
- Prime for side and rear extension subject to planning
- Ample driveway with garage

Tenure: Freehold EPC Rating: F

Council Tax Band: D

offers in excess of

£475,000



To the first floor are three bedrooms, the main bedroom measures approximately 12ft and there is also a family bathroom.

To the rear is a pleasant and well-established garden which is mainly laid to lawn with flower and shrub borders, to the front is a front garden which is mainly laid to shingle to include a substantial driveway parking leading to the garage.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108581



Property Ref:
ABI108581 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk