



22 Abbott Road, Abingdon, OX14 2DT

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Featuring a wealth of attractive details, including an original fireplace and high ceilings, the property offers a light, airy and spacious feel throughout.

On the ground floor, the accommodation comprises a generous entrance hall, a spacious lounge with a bay window, and an impressive kitchen/dining/reception room to the rear. The kitchen benefits from ample work surface space, integrated appliances and a pleasant outlook over the private rear garden.

The garden has been thoughtfully improved, featuring newly laid patio tiles and a pergola, creating an ideal space for outdoor entertaining and relaxation. To the rear, there is access to ample off-road parking via a driveway and a single garage, which has recently benefited from the installation of a new pitched roof.

The first floor offers two exceptionally spacious bedrooms, both featuring large double-glazed windows that flood the rooms with natural light. A family bathroom with a white four-piece suite and a further single bedroom complete this level.

The second floor is home to a generous principal bedroom, which benefits from ample storage and Velux windows, further enhancing the sense of space and light.





Key Features

- Wonderfully presented four-bedroom property
- Popular residential location within walking distance of Abingdon Town Centre
- Generous kitchen/dining/reception room overlooking the garden
- Ample off-road parking, driveway and single garage
- Garage benefiting from a newly fitted pitched roof
- Light and airy interiors with large double-glazed windows
- Close to local amenities, schools, riverside walks and excellent transport links
- EPC: D
- Council Tax: E

The Location

Abbott Road is a popular residential location, conveniently situated within easy walking distance of Abingdon town centre. The historic market town offers a broad range of independent shops, cafés, restaurants, pubs and everyday amenities, alongside attractive riverside walks and open spaces at Abbey Meadows.

The area is well served by a selection of local schools, including St Nicolas Church of England Primary School, St Edmund's Catholic Primary School and Dunmore Primary School, with further educational facilities available nearby.



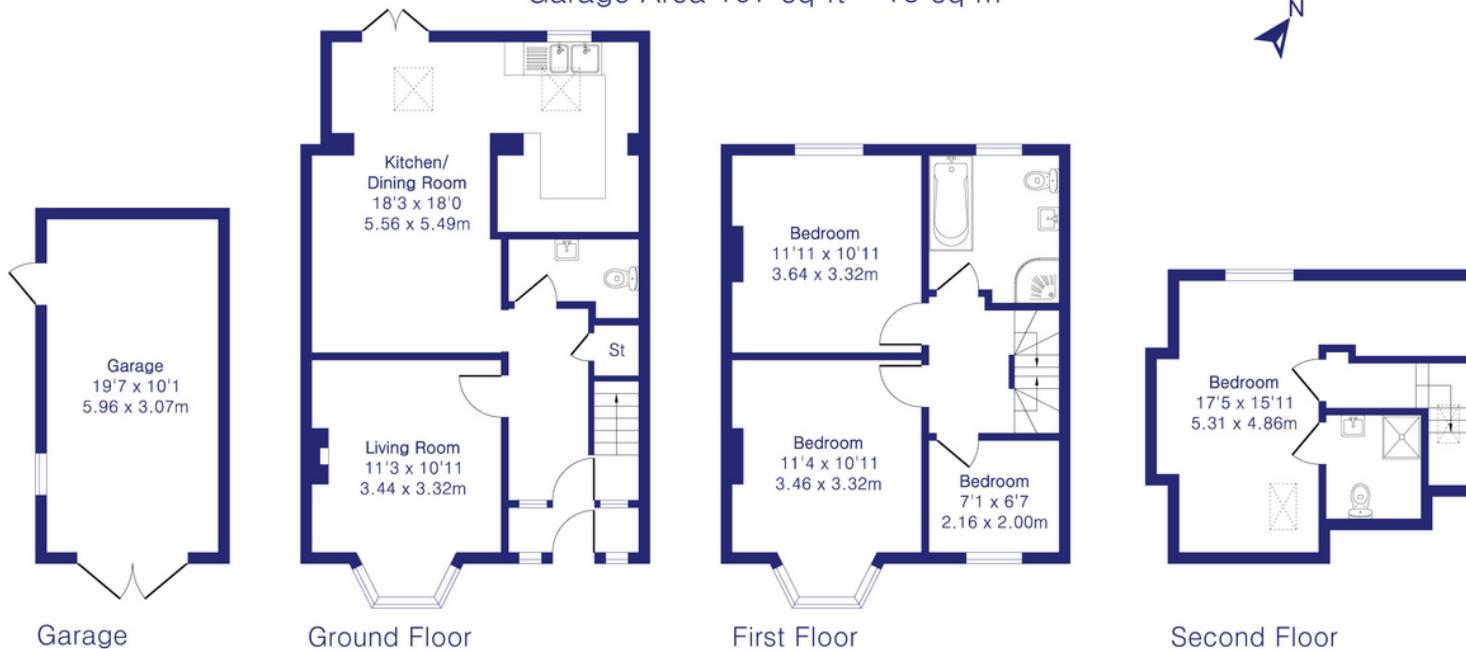
**Approximate Gross Internal Area 1495 sq ft - 139 sq m
(Including Garage)**

Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor Area 260 sq ft – 24 sq m

Garage Area 197 sq ft – 18 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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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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