



Lansdowne Road, Dry Sandford, Abingdon, OX13 6EA

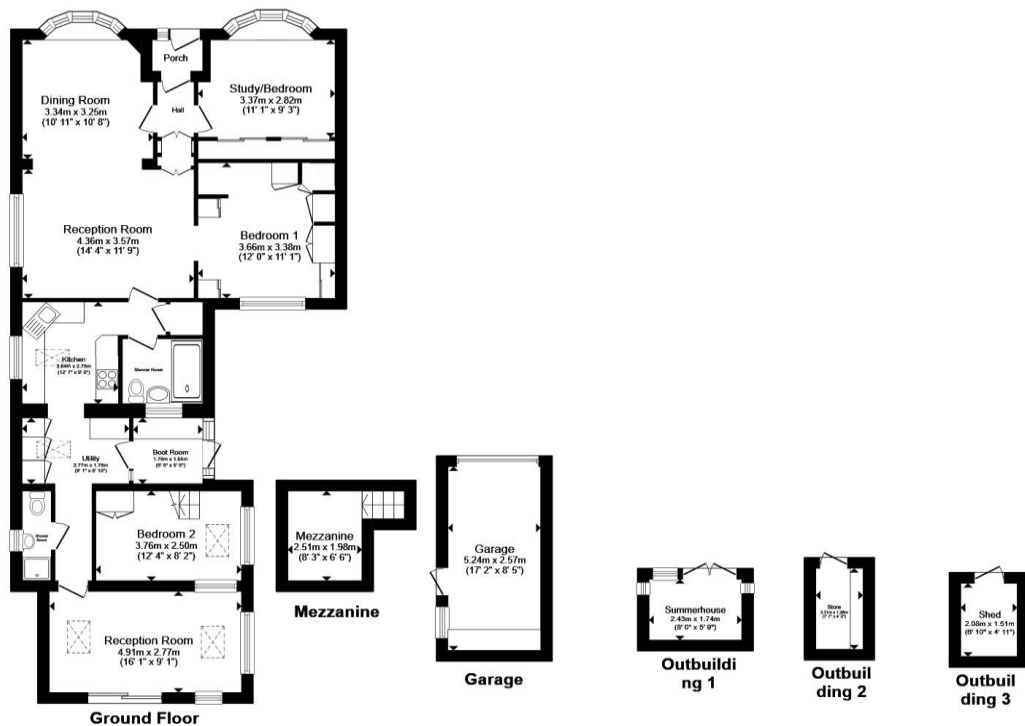
welcome to

Lansdowne Road, Dry Sandford Abingdon

Allen and Harris are proud to present this 3/4 bedroom detached bungalow located in the sought-after village of Dry Sandford offering spacious and versatile accommodation, ideal for modern family living. The property has potential for further extension (subject to planning).



OPEN PLAN LOUNGE DINING ROOM - generous living space, bay windows to front,
 BEDROOM 3 - currently utilised as a study, bay windows to front view of pasture land: built in storage
 MASTER BEDROOM 1 - generous built-in storage with space for a king-sized bed.
 FAMILY SHOWER ROOM & TOILET - recently refurbished; storage
 KITCHEN- ample storage and work surfaces; integrated dishwasher; induction hob, electric cooker and microwave.
 UTILITY/LAUNDRY ROOM - Gas boiler, integrated washing machine & fridge/freezer; pulley operated clothes airer.
 2 BROOM CUPBOARDS - space for spare freezer
 REAR EXTENSION - useful as a granny annexe/teen suite/family accommodation with vaulted ceilings & skylights providing:...
 BEDROOM 2 - built-in storage with space for a double bed + MEZZANINE BEDROOM 4
 SHOWER ROOM AND TOILET
 RECEPTION ROOM 2 - with patio doors to:
 REAR GARDEN - offering excellent degree of privacy, providing sunny/shady areas; perfect for entertaining
 SUMMER HOUSE + 2 SHEDS + GARAGE
 GENEROUS DRIVEWAY PARKING - for several cars and caravan
 SITUATION - views over pastureland to front aspect; no-through road; short footpath to Wootton shops, NHS dentist and buses to Abingdon and Oxford.



Total floor area 150.3 m² (1,617 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

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- Early Viewing is highly recommended to appreciate the unexpected space, light and flexibility of this unique bungalow with potential to extend (subject to planning)
- Detached 3/4 Bedroom Bungalow
- Open-plan Lounge/Diner
- 2nd Reception Room & 2 Shower Rooms
- Utility/Laundry Room
- Abundant Storage Throughout
- Substantial Driveway Parking, Garage & Generous Private Rear Garden
- Short Footpath to Wootton Shops, NHS dentist & Buses to Abingdon & Oxford

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£520,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108512



Property Ref:

ABI108512 - 0023

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.

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