



38 Hadland Road, Abingdon, OX14 3XW

Offers Over £390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

To the front of the property is a driveway providing off-road parking, alongside a picket-fenced lawn and access to the integral garage.

Inside, the ground floor offers a fantastic-sized lounge with a bay window to the front, allowing for plenty of natural light. To the rear is a spacious kitchen/dining room with patio doors leading out to the well-maintained rear garden, which also benefits from convenient side access. A cloakroom completes the ground floor, and the integral garage can also be accessed internally.

Upstairs, the property features two excellent-sized double bedrooms, along with a third single bedroom that benefits from useful storage over the stairs. A generously sized family bathroom completes the first floor.

Additional storage can be found throughout the property, including an airing cupboard, the garage, and the loft, all providing ample space for storage.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone & EE.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





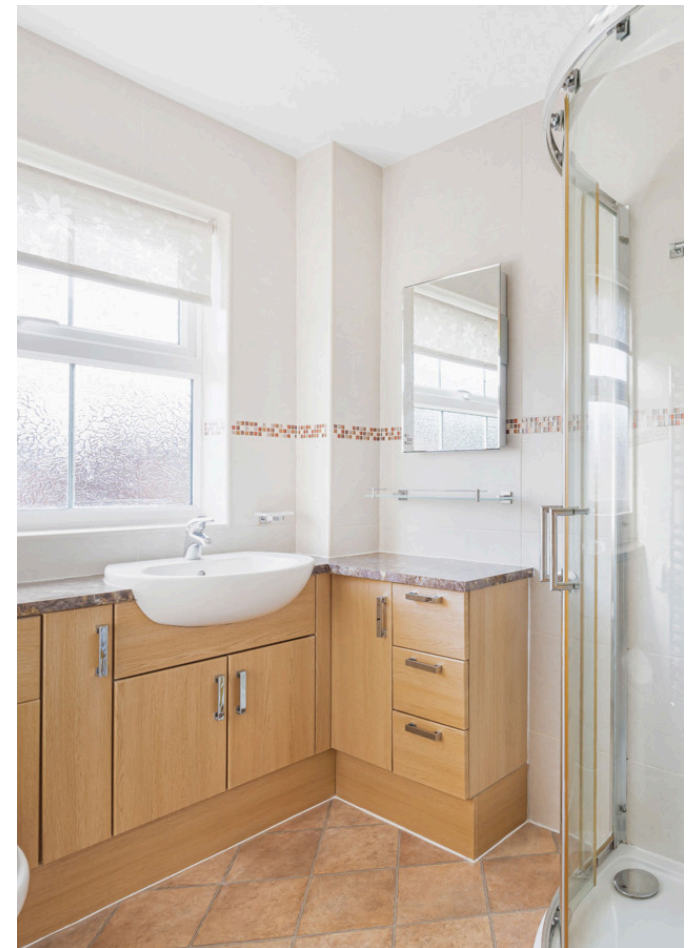
## Key Features

- No Onward Chain
- Three Bedroom Semi-Detached
- Integral Garage with Driveway parking
- Kitchen / Dining to the rear
- Popular North Abingdon Location
- Close to Local Amenities and
- EPC Rating: C
- Council Tax Band: D

## The Location

Hadland Road is a popular residential road situated on the northern side of Abingdon-on-Thames, within easy reach of the historic town centre. Abingdon offers a wide range of amenities including shops, cafés, pubs, restaurants and supermarkets, along with attractive riverside walks along the River Thames and green spaces such as Abbey Meadows.

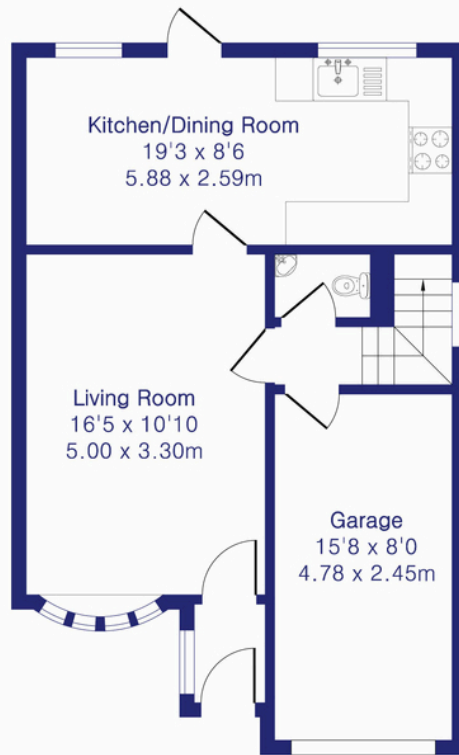
The property is also well positioned for commuters, with excellent road links to Oxford, Didcot and the A34, which provides access to the M40 and M4. Didcot Parkway railway station is within easy reach, offering regular services to London Paddington.



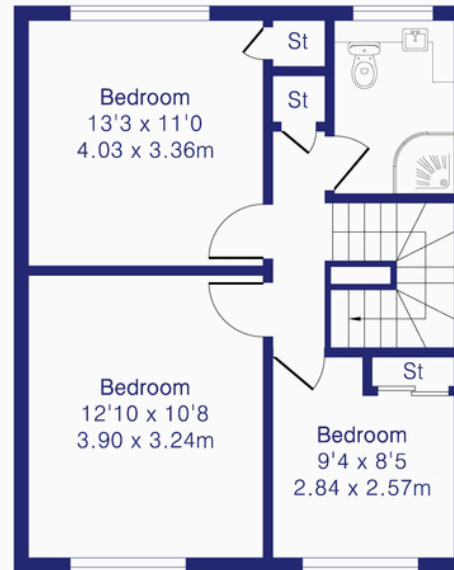
## Approximate Gross Internal Area 1014 sq ft - 95 sq m (Including Garage)

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 470 sq ft – 44 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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