



Appleford Drive, Abingdon, OX14 2BU

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The property is entered via a welcoming entrance hall leading to a refitted kitchen/breakfast room, featuring a range of modern units, generous worktop space, integrated dishwasher and ample room for a dining table. To the rear, the spacious sitting room overlooks the garden and provides an excellent setting for both everyday family life and entertaining, with a contemporary media wall creating an attractive focal point. A separate utility room provides additional storage and laundry facilities, with direct access to the rear garden. The property also benefits from high-specification replacement windows and external doors throughout, providing excellent levels of security and energy efficiency.

Upstairs are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, ideal for a child, guest or home office. Bedroom one further benefits from fitted wardrobes, providing excellent storage. The accommodation is completed by a modern family bathroom with contemporary suite and attractive tiling. The property also benefits from a modern central heating boiler and cavity wall insulation.

Outside, the front of the property features a large lawned garden and gravel driveway providing off-road parking for several vehicles. The south-west facing rear garden is predominantly laid to lawn and enclosed by timber fencing, offering an excellent space for outdoor entertaining and family use, with a decked seating area providing an ideal spot for relaxing. A brick-built store provides useful additional storage.





Key Features

- Popular residential location in Abingdon
- Spacious three-bedroom family home
- Refitted kitchen/breakfast room
- Generous sitting room with media wall
- Separate utility room
- Modern family bathroom
- South-west facing rear garden
- Driveway parking for several vehicles
- EPC Rating C - Council Tax Band C



The Location

Appleford Drive is situated in a popular residential area of Abingdon-on-Thames, offering convenient access to the town and a range of everyday amenities. A particularly attractive feature is the park located directly opposite the property, with the front of the house enjoying an open outlook across the green space. Peachcroft Centre is also just a short walk away, providing convenient access to local shops and everyday amenities, while Abingdon town centre is within easy reach with its excellent selection of shops, cafés, restaurants and leisure facilities, alongside attractive riverside walks and open spaces.

The property is well placed for access to local schools and transport links, with the A34 providing convenient connections towards Oxford, the M4 and the wider Thames Valley. Didcot Parkway is also accessible, offering regular rail services to London Paddington and Oxford.

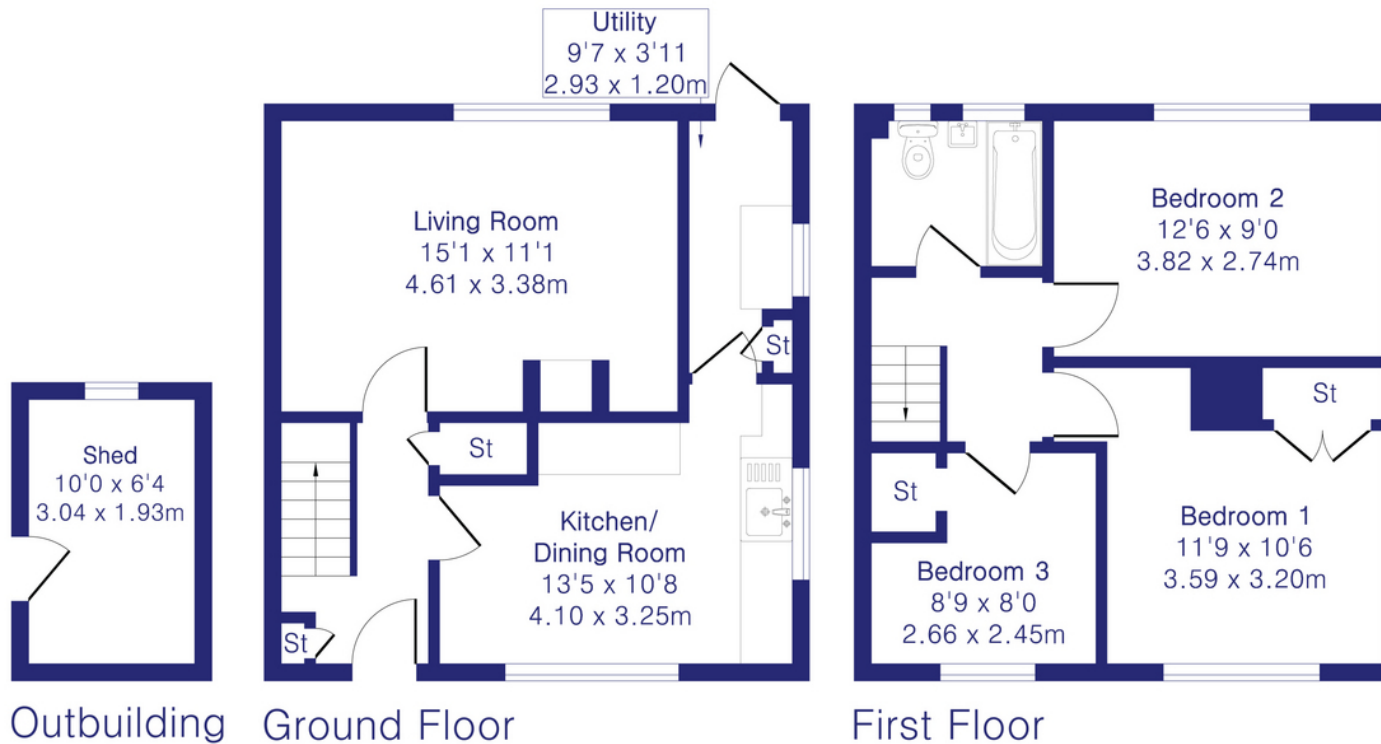
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. 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.

Approximate Gross Internal Area 806 sq ft - 74 sq m (Excluding Outbuilding)

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 403 sq ft – 37 sq m

Outbuilding Area 64 sq ft – 6 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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