



Chilton Close, Abingdon, OX14 2AP

£440,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A very well presented three-bedroom semi-detached home situated in this quiet and sought after North Abingdon location, benefiting from a number of upgrades by the current owner in recent years, including new bathroom and en-suite.

The property comprises entrance hall, lounge, and impressive kitchen-diner overlooking the garden. On the first floor there is a modern refitted bathroom and three generous bedrooms; the principal bedroom with en-suite shower room.

There is a lawned garden with a private outlook to the rear over a stream. To the front of the property there is a driveway leading to a garage.

In recent years the owners have upgraded the boiler, electrics, plumbing, bathroom, en-suite and redecorated throughout.

Viewings are highly recommended.





## Key Features

- Three bedroom semi-detached house.
- Desirable North Abingdon location
- Driveway and garage
- Kitchen-diner overlooking the garden
- Two bathrooms including en-suite to principal bedroom
- Well presented
- Upgraded in recent years by the current owners
- Council Tax Band: D
- EPC Rating: C



## The Location

Abingdon on Thames is a historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of Oxford, and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in as little as 38 minutes.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a medium to high-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. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

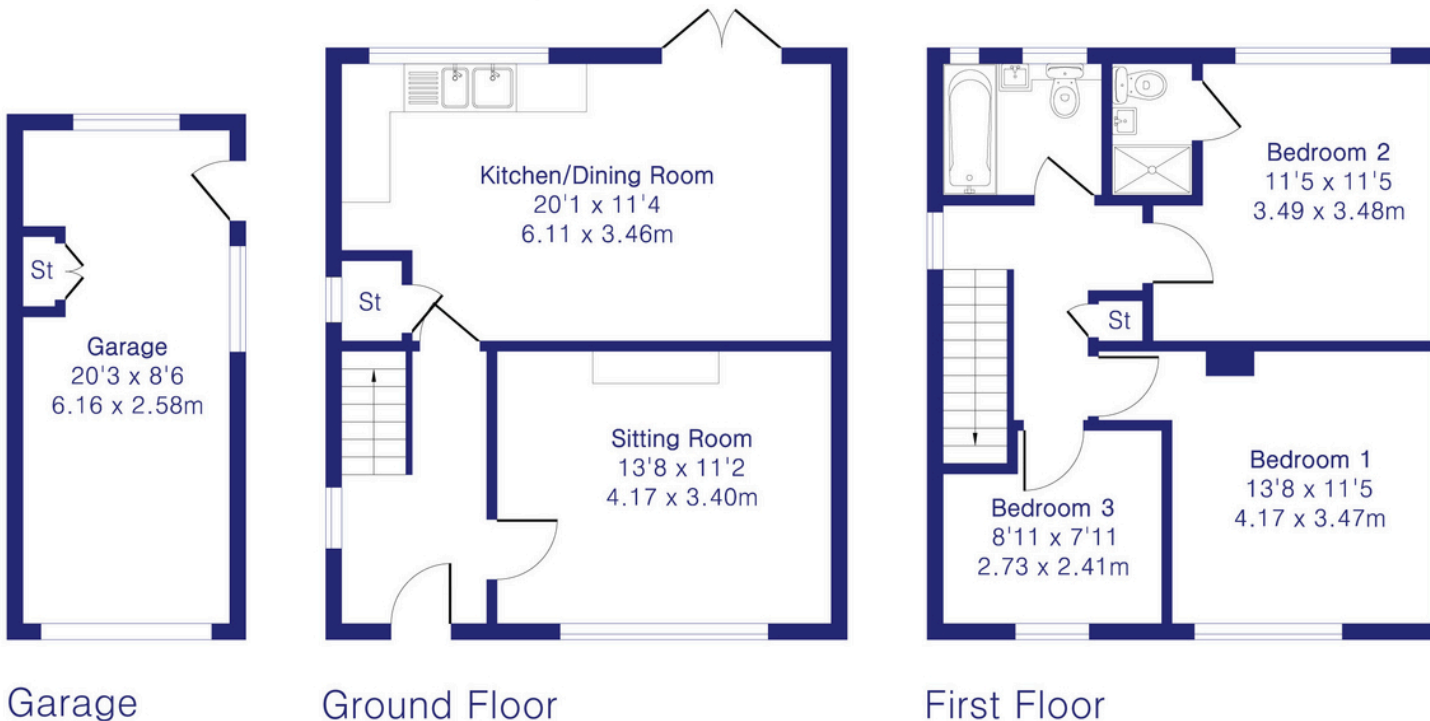


## Approximate Gross Internal Area 1091 sq ft - 102 sq m (Including Garage)

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 460 sq ft – 43 sq m

Garage Area 171 sq ft – 16 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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