



251 Wootton Road, Abingdon OX14 1LJ



251 Wootton Road

Substantially extended four bedroomed house situated on the edge of this popular North Abingdon development. The house offers greatly improved and flexible accommodation throughout and has many fine features including good sized corner plot rear gardens. It is sold with the certainty of no ongoing chain.

251 Wootton Road is situated in a desirable, non-estate location offering easy pedestrian access to a supermarket and a selection of smaller convenience stores as well as a number of excellent primary and secondary schools. The thriving town centre, with its many amenities, is a short walk away. There is easy access to nearby bus stops and the A34 leading to many important destinations north and south. Useful distances include: Abingdon town centre (circa. 1.3 miles), Radley railway station (circa. 3 miles) and Oxford city centre (circa. 9.5 miles).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

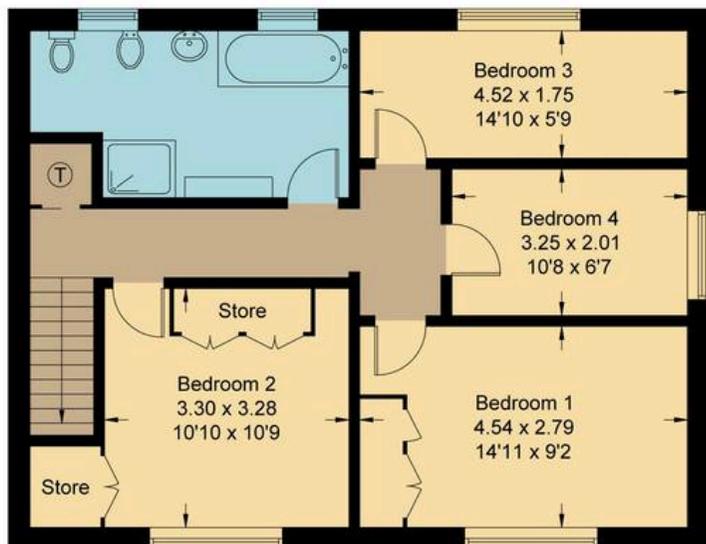




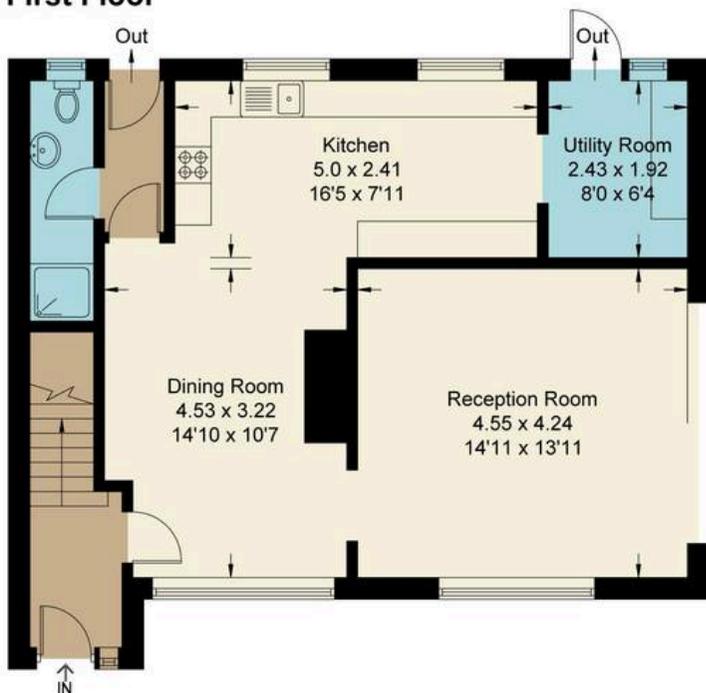
Key Features

- Ground floor entrance hall leading to 15' dining room through to double aspect sitting room with sliding patio doors leading to the rear gardens
- Well equipped modern kitchen with separate utility room and rear hall leading to ground floor shower room
- Four-spacious first floor bedrooms complemented by a large five piece family bathroom
- Impressive corner plot and fully enclosed wrap around gardens and ample on-street parking is close by
- Useful partly converted loft room ideal for useful office/hobby room
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain





First Floor

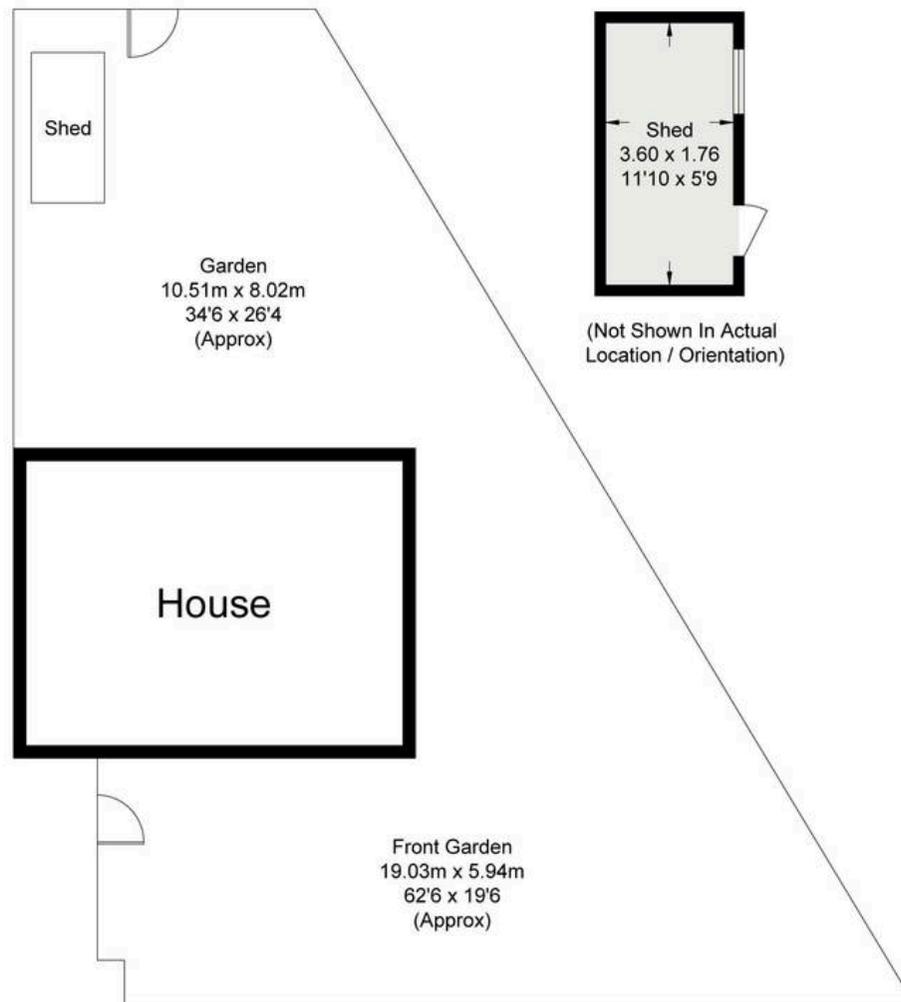


Ground Floor

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Wootton Road, OX14

Approximate Gross Internal Area = 124.90 sq m / 1344 sq ft
Shed = 6.30 sq m / 68 sq ft
Total = 131.20 sq m / 1412 sq ft
For identification only - Not to scale



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