



Letcombe Avenue, Abingdon, OX14 1EQ

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor offers a well-designed layout with a light-filled dual-aspect living room featuring an elegant ornate fireplace and French doors opening onto the garden patio. A separate dining room provides an ideal space for family meals and entertaining, while the classic Shaker-style kitchen overlooks the rear garden and connects to an exceptionally spacious utility room with access to both the integrated garage and garden. A useful downstairs cloakroom completes the ground floor.

Upstairs, the bright landing leads to four versatile bedrooms and a modern four-piece family bathroom. All four bedrooms are generous doubles, each benefiting from built-in storage, offering comfortable and practical family accommodation. The well-appointed bathroom includes a panelled bath, separate walk-in shower, WC and vanity unit. Additional benefits include a recently replaced combination boiler and a fully boarded loft, offering excellent storage space and potential for conversion (subject to the necessary consents).

Positioned on a prominent corner plot, the property enjoys an attractive frontage with a block-paved driveway and established shrub borders. The generous plot offers excellent potential for extension or further remodelling (subject to the necessary consents). The private rear garden is a particular feature, with a large lawn, mature trees, well-stocked borders, raised vegetable beds and a polytunnel greenhouse. A paved patio adjoining the living room provides an ideal space for outdoor dining and entertaining.





Key Features

- Four-bedroom detached family home
- Light-filled dual-aspect living room with fireplace
- Separate dining room and spacious utility room
- Modern five-piece family bathroom
- All bedrooms benefit from built-in storage
- Fully boarded loft with conversion potential
- Corner plot with potential to extend (subject to consents)
- Mature private garden with orchard and greenhouse
- EPC Rating D - Council Tax Band E





The Location

Letcombe Avenue is situated in a popular residential area of Abingdon, offering convenient access to a wide range of local amenities, schools and transport links. The historic market town centre is within easy reach, providing a variety of shops, cafés, restaurants and riverside walks along the River Thames. Excellent schooling options are available nearby, while commuters benefit from easy access to the A34, connecting Oxford, Didcot and the wider motorway network. Didcot Parkway railway station is also within easy reach, offering regular services to London Paddington.

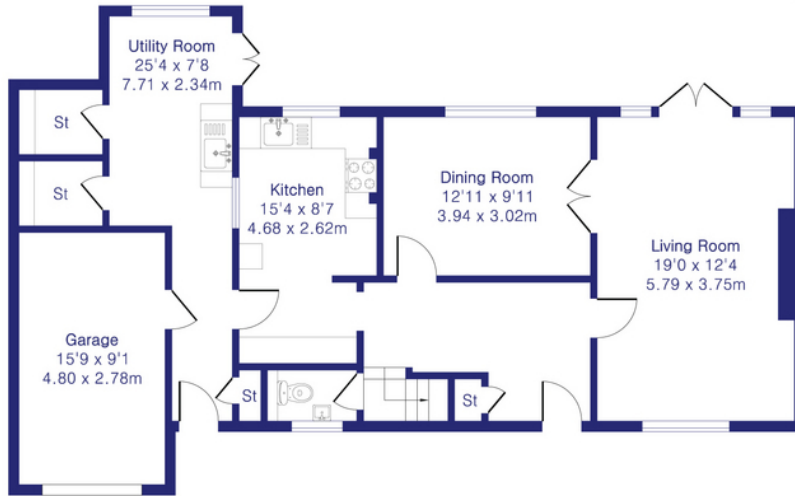
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and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



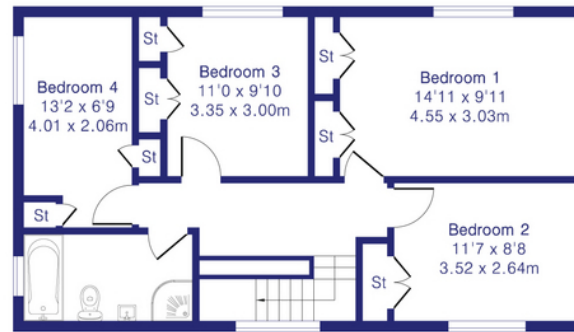
**Approximate Gross Internal Area 1673 sq ft - 155 sq m
(Including Garage)**

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 659 sq ft – 61 sq m



Ground Floor



First Floor



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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