



Swinburne Road, Abingdon, OX14 2HD

£625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Prepared to be wowed by the remarkable refurbishment and transformation of this impressive circa 1890 built four double bedroom family residence.

A mid terrace family residence with circa 1890 origins providing considerably larger accommodation than its appearance would suggest which is well arranged over ground first and second floors to provide a high degree of versatility. Comprehensively improved with practical lifestyle and contemporary elements combining to create a home of notable distinction.

Noteworthy features include re-wiring and re-plumbing throughout roof overhauled and felt lined brand new central heating to radiators with underfloor heating to the dining kitchen family room. Re-plastering and newly skimmed smooth ceilings (many lofty). Excellent lighting system high quality replacement double glazed windows stylish white sanitary ware to cloakroom family bathroom and shower room. Lovely décor timber and carpeted flooring. Stylish interior doors and feature wood/coal inset fire in the sitting room with hearth and surround. Feature lantern light within the family area from which there are bi-fold doors overlooking and leading directly out to the rear garden.

The kitchen area incorporates integrated twin ovens combi oven and plate warmer induction hob with stylish extractor over instant hot water tap washing machine dish washer and tumble dryer with seamless units and quartz work surfaces. There is a low walled area of front garden and landscaped ease of maintenance rear garden with open south westerly aspect expending to approximately 98ft with a further 22ft beyond which provides comfortable three car parking with vehicular access off Radley Road. Additional on street parking is also available in Swinburne Road itself.

An internal viewing will enable its full range of attributes to be fully appreciated.





## Key Features

- AMPLE PARKING TO THE REAR.
- Within a mile north of Abingdon town centre
- Exceptional approx. 40ft dining, kitchen, family room with bi folds to rear garden
- Bay fronted sitting room
- Cloakroom, family bathroom and shower room
- 120ft south/westerly rear garden
- Council Tax Band: D



## The Location

Situated on a wide road comprising an appealing architectural mix of homes ranging from late 1800's to late 1950's. Located within a mile to the north of Abingdon's historic Thameside town centre and less still to Waitrose, and a range of schools catering for all ages. The nearby A34 connects both northbound to Oxford (8 miles) and teh M40, southbound to the M4. For commuters, Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in a litte as 36 minutes.

### Material Information

- Utilities: Mains gas/electricity/water/drainage are connected
- Parking: Private three car standing with vehicular access to rear
- Broadband Coverage: Standard, Superfast & Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: 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.




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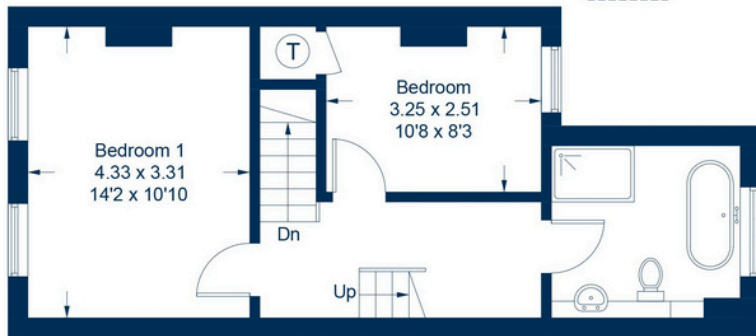
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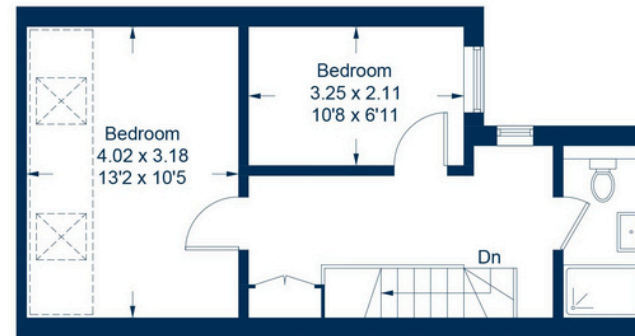
Approximate Gross Internal Area  
Ground Floor = 69.5 sq m / 748 sq ft  
First Floor = 41.9 sq m / 451 sq ft  
Second Floor = 36.1 sq m / 388 sq ft  
Shed = 6.6 sq m / 71 sq ft  
Total = 154.1 sq m / 1,658 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor (Room In Roof)



Ground Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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