



Appleford Drive, Abingdon, OX14 2BT

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This property offers an exciting opportunity for buyers seeking a home with excellent scope to modernise and extend (subject to planning). Occupying a generous plot in a highly sought-after residential area, this three-bedroom home is offered with no onward chain and provides a strong foundation for transformation into a spacious residence.

The ground floor is well balanced, with clear potential for open-plan reconfiguration. A welcoming entrance hall leads to a bright living room with central fireplace, flowing into a separate dining room with sliding doors opening into a rear conservatory. The kitchen features traditional wooden cabinetry and a side door providing access to a covered passageway linking a cloakroom/WC, built-in storage, a generous garage, and a separate rear utility room.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The principal bedroom is a spacious double to the front with extensive built-in wardrobes. The second double bedroom sits to the rear, while the third includes built-in storage and is ideal as a study or nursery. The bathroom is fitted with a matching suite, vanity storage, and tiling.



Externally, the property enjoys strong kerb appeal with a mature front garden and driveway leading to a large garage. The rear garden is a standout feature, offering an extensive lawn bordered by mature hedging and established flowerbeds, along with a greenhouse and garden pathway. This impressive outdoor space provides excellent privacy and significant potential for extension or landscaping.



Key Features

- Three-bedroom family home with excellent scope to modernise and extend (STPP)
- No onward chain, offering a straightforward and efficient purchase
- Generous plot in a sought-after residential location
- Bright living room with central fireplace
- Separate dining room with access to conservatory
- Useful side passageway linking garage, storage, WC and utility
- Three well-proportioned bedrooms, including built-in storage
- Large rear garden with excellent privacy and future potential
- EPC Rating C - Council Tax Band D



The Location

Appleford Drive is a well-regarded residential address, ideally positioned within easy reach of local amenities and excellent transport links. The area is popular with families and professionals alike.

Nearby, residents benefit from a range of local shops, schools, and leisure facilities, with larger retail and dining options available in the surrounding towns. The property is also well placed for access to key road links including the A34, providing direct routes to Oxford, Newbury, and the wider motorway network.

For rail commuters, Didcot Parkway station is within easy reach, offering fast and frequent services to London Paddington in under the hour. The area is also well served by green spaces and countryside walks, contributing to a strong balance of convenience and lifestyle appeal.

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 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. We are not aware of any planning permissions in place which would negatively affect the property.

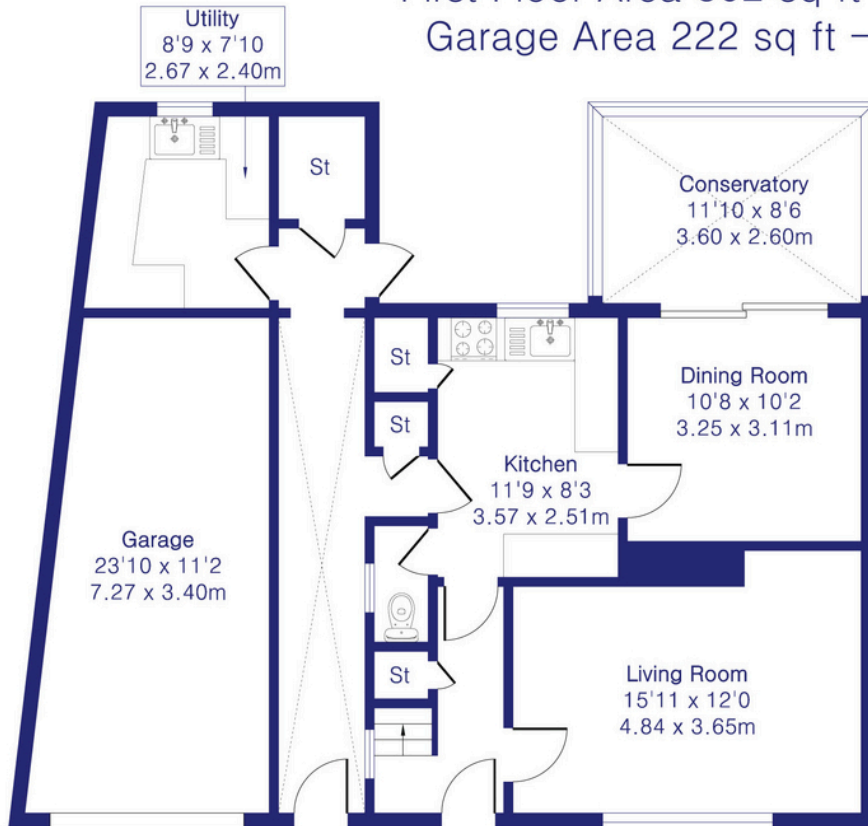


**Approximate Gross Internal Area 1542 sq ft - 144 sq m
(Including Garage)**

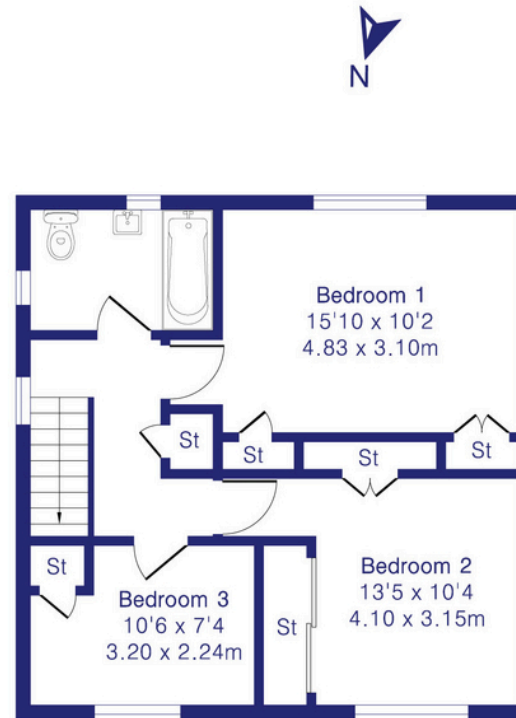
Ground Floor Area 818 sq ft – 76 sq m

First Floor Area 502 sq ft – 47 sq m

Garage Area 222 sq ft – 21 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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