

Thames View, Abingdon, OX14 3ZB

Guide Price £525,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

This well-presented home has recently undergone a stylish interior update, including an upgraded kitchen, creating a fresh, contemporary feel throughout. Arranged over three floors, the property offers versatile accommodation, high-quality fittings and modern technology, including a Nest-controlled heating system, a new boiler and hot water cylinder, Hue lighting and a water softener. The kitchen and utility areas benefit from Miele appliances.

The property enjoys a fantastic location, combining town and country living. It sits alongside a green space bordering the Abbey Stream, a peaceful stretch of water leading towards Abbey Meadows and the River Thames beyond.

On the ground floor, a versatile third bedroom/studio is complemented by an adjacent shower room and a separate utility area. Planning permission has been granted to extend the room into the rear third of the garage and reposition the internal doorway to the hallway, allowing the shower room to become an en-suite.

The first-floor living room has been opened up to create a bright, open-plan living space incorporating the upgraded kitchen, with attractive views and plenty of natural light. The top floor provides two further double bedrooms, one with an en-suite shower room, alongside a separate family bathroom.

Outside, the property benefits from a small front garden, driveway parking and a single garage with an electric door. The private rear garden has a gate leading to a shared residents' garden beside the Abbey Stream, providing an attractive green setting to enjoy. A modest annual estate management charge is payable towards the upkeep of the communal garden and the wider development.







Key Features

- Stylishly updated three-storey home
- Three versatile bedrooms, including ground-floor studio
- Bright open-plan living and upgraded kitchen
- Miele kitchen and utility appliances
- Nest heating, Hue lighting and new boiler
- Two en-suite facilities plus family bathroom
- Private garden with access to communal riverside green space
- Electric garage door and planning permission to extend
- EPC Rating TBC - Council Tax Band D







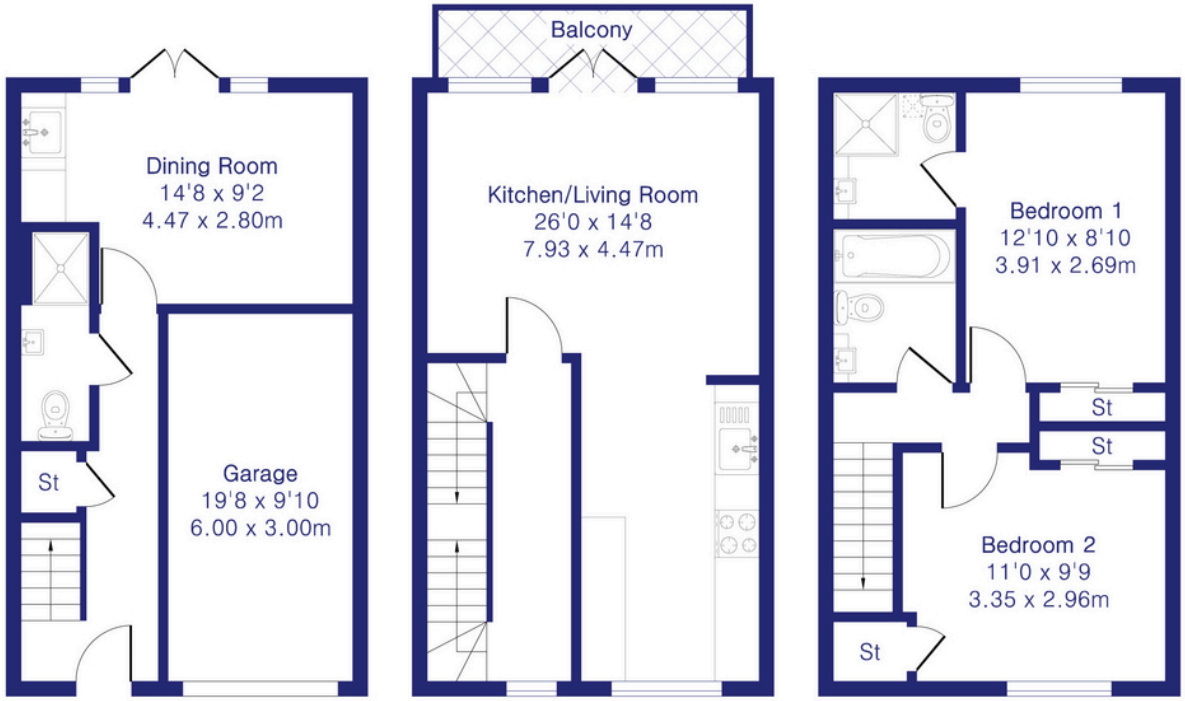
The Location

Abingdon's historic town centre is accessible on foot and the property is located less than 5 minutes' walk from Waitrose. There is a nearby range of schools catering for all ages and the Vale of White Horse tennis and leisure centre is within half a mile away. Radley Station is within a couple of miles, providing a branch line connection to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4.

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. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 1194 sq ft - 110 sq m (Including Garage)

Ground Floor Area 236 sq ft – 22 sq m
First Floor Area 382 sq ft – 35 sq m
Second Floor Area 382 sq ft – 35 sq m
Garage Area 194 sq ft – 18 sq m



PINKPLAN

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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