



73 Appleford Drive, Abingdon, OX14 2BT

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on a popular residential road within Abingdon, close to a range of local amenities, this extended and recently improved three-bedroom semi-detached property offers spacious accommodation, a private established garden and ample off-road parking.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, benefiting from plenty of natural light. Another reception room is off the lounge and the extended kitchen has been thoughtfully opened up to create a modern and sociable space, featuring a breakfast bar that flows seamlessly into the generous dining room. Further accommodation includes a versatile reception room, ideal as a playroom, home gym, study or snug. The integral garage is accessible from within the property, and a downstairs cloakroom completes the ground floor.

Upstairs, the property offers two generous double bedrooms, both with built-in storage, along with a larger-than-average third bedroom. A spacious airing cupboard and family bathroom complete the first floor, while the loft hatch provides access to a useful additional storage area.

Externally, the front of the property benefits from a large driveway providing ample off-road parking, complemented by a front lawn. To the rear is a private and well-established south-facing garden, offering a peaceful outdoor space.





Key Features

- Extended family home
- Versatile reception rooms
- South facing, private garden
- Integral garage
- Walking distance to local amenities
- Catchment to great local schools
- EPC Rating: B
- Council Tax Band: D

The Location

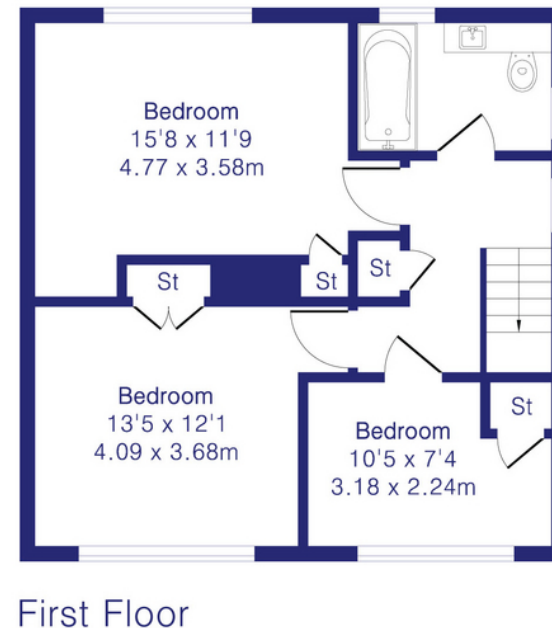
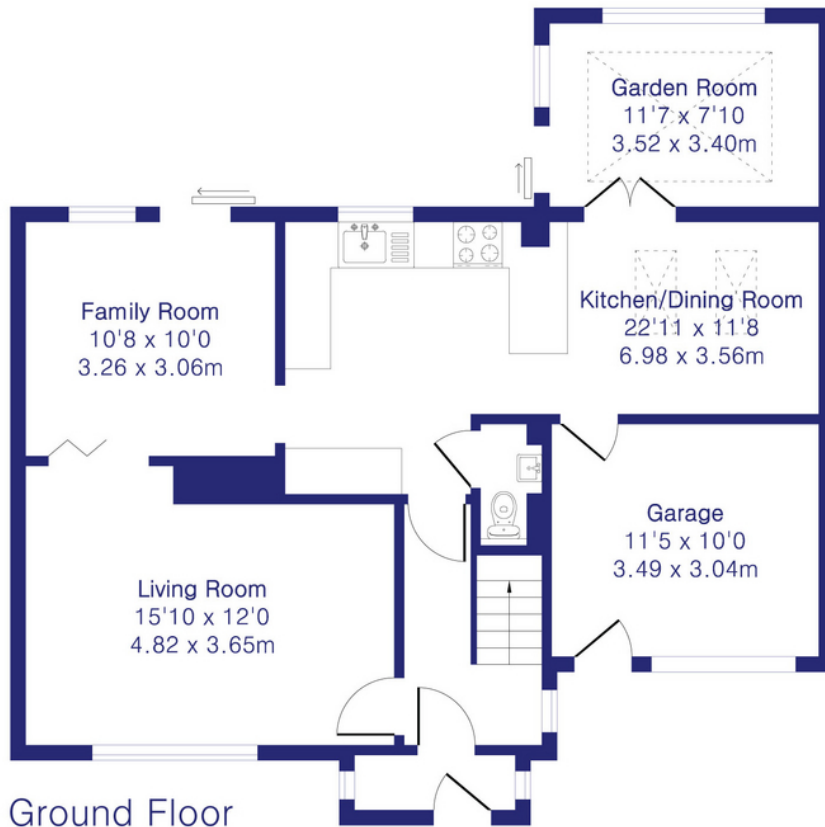
The historic market town of Abingdon provides an excellent range of shops, cafés, restaurants, schools and leisure facilities, while the nearby River Thames and surrounding countryside offer beautiful spaces to enjoy the outdoors.

With excellent transport connections to Oxford, Didcot and the wider Thames Valley, Appleford Drive is ideally placed for both commuters and families.

Approximate Gross Internal Area 1333 sq ft - 124 sq m (Including Garage)

Ground Floor Area 836 sq ft – 78 sq m

First Floor Area 497 sq ft – 46 sq m



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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