



**Plantation Avenue, Marcham, Abingdon, OX13 6FS**

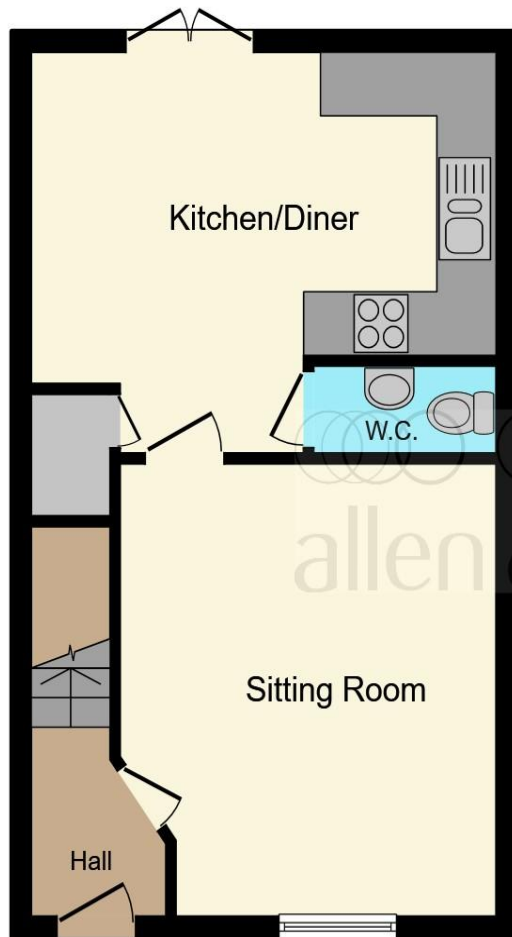


**welcome to**

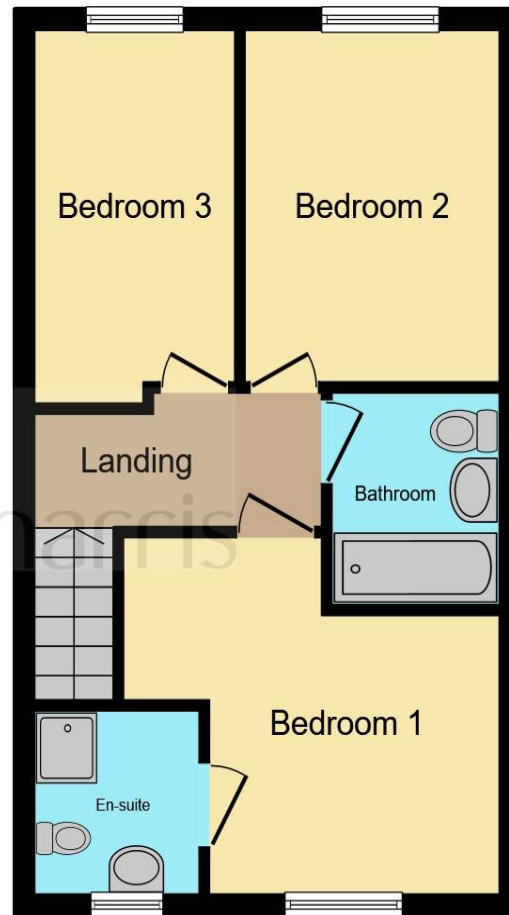
## **Plantation Avenue, Marcham Abingdon**

Allen and Harris are proud to present this three-bedroom property situated in the popular village of Marcham, constructed in approximately 2017 by Taylor Wimpey homes. The property is approached via an entrance hall which gives access to the sitting room, the sitting room measures just under 14ft in length and gives access to the kitchen dining room. The generous kitchen/dining room measures in excess of 15ft and has a range of modern eye and base level units and is fully integrated to include built in oven, built in gas hob with built in extractor fan, built in dishwasher, fridge and washing machine, there is also French doors leading out to the rear garden and a door to a modern downstairs cloakroom.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

12' 11" x 14' ( 3.94m x 4.27m )

**Kitchen**

15' 5" x 9' 4" ( 4.70m x 2.84m )

**Bedroom One**

11' 2" x 9' 8" ( 3.40m x 2.95m )

**Bedroom Two**

8' 6" x 10' 8" ( 2.59m x 3.25m )

**Bedroom Three**

6' 6" x 11' 2" ( 1.98m x 3.40m )

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Plantation Avenue, Marcham Abingdon**

- Three-Bedroom
- Village Location of Marcham
- Generous Kitchen/Dining Room
- French Doors to Rear Garden
- En-suite Shower Room
- Garage
- Driveway Parking for Several Cars
- The Property Has NHBC Guarantee Until November 2027

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£425,000**

The First floor offers three bedrooms and a family bathroom, the main bedroom measures over 11 ft and has the benefit of an en-suite shower room.

To the rear is a pleasant garden with a patio area, lawn and a decked area. There is also a courtesy door into the side of

the garage and side gated access to the front of the property.

To the front is a driveway providing parking for several cars leading to the garage.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ABI108333 - 0007

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