

3 Clifton Drive, Abingdon, OX14 1ET

Guide Price £595,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

The ground floor begins with a welcoming entrance hall, providing access to the principal reception rooms. The spacious lounge spans the full depth of the property and benefits from a dual-aspect layout, with large windows overlooking the front garden and sliding doors opening onto the private rear garden.

Double doors lead through to a generously proportioned dining room, ideal for both family meals and entertaining. The kitchen offers ample storage and enjoys views over the garden, with access to a useful utility room, boot room, single garage and additional storage space. A convenient cloakroom completes the ground floor.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom is particularly generous, comfortably accommodating a super king-sized bed with plenty of additional space. The family bathroom completes the first floor.

Outside, the property benefits from a private, established rear garden, providing an attractive setting and offering considerable potential to further enhance the accommodation, subject to the necessary planning permissions. Possible options could include a rear extension, loft conversion or the repurposing of the existing outbuildings. Alternatively, there may be scope to reconfigure the existing internal layout to create a more tailored living environment.

To the front, a well-maintained lawn is complemented by off-road parking, completing this substantial home with scope to adapt and develop to suit a variety of needs.







Key Features

- Council Tax: E
- EPC Rating: D
- No onward chain
- Four bedrooms with built in storage
- Large dual aspect lounge with double doors leading to the dining room
- Private, and great sized established rear garden
- Single garage, ample storage and utility room
- Driveway parking
- Fantastic location close to local amenities
- Understairs storage, and ample loft space

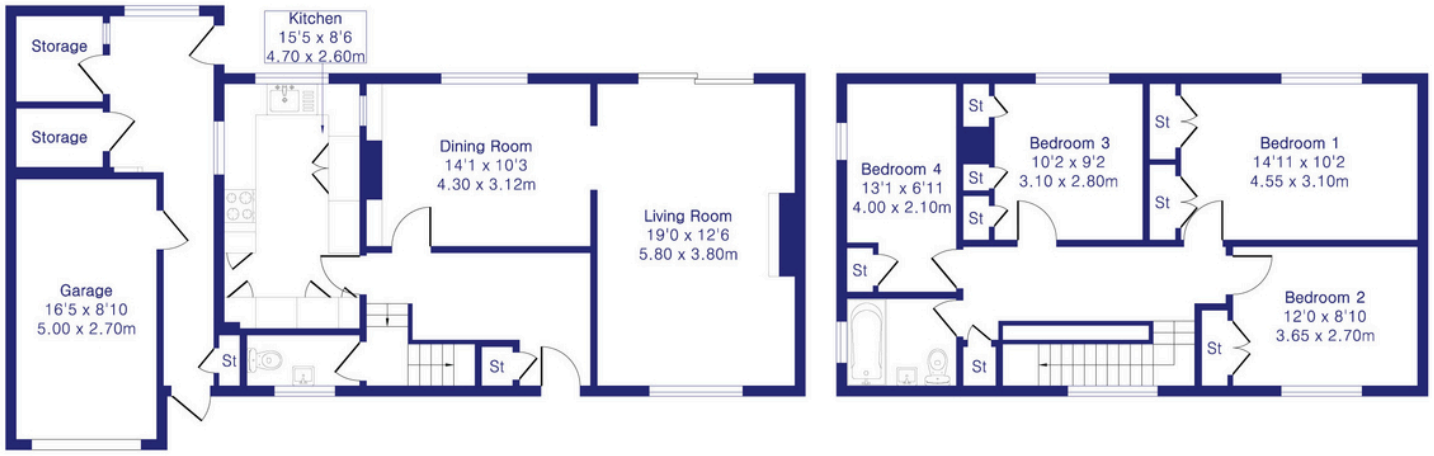
The Location

Clifton Drive is situated within an established residential area of Abingdon, within convenient reach of the town centre and its range of shops, supermarkets, cafés and other amenities. Nearby schooling includes St Nicolas Church of England Primary School and Abingdon School, with further primary and secondary options available across the town.

For commuters, the A34 provides access towards Oxford, Didcot and the wider motorway network. Rail services are available from Radley and Culham stations, with further connections from Oxford. The surrounding area also offers local parks and recreational facilities.

Approximate Gross Internal Area 1701 sq ft - 158 sq m
(Including Garage)

Ground Floor Area 1017 sq ft – 94 sq m
First Floor Area 684 sq ft – 64 sq m



Ground Floor

First Floor

PINKPLAN

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