



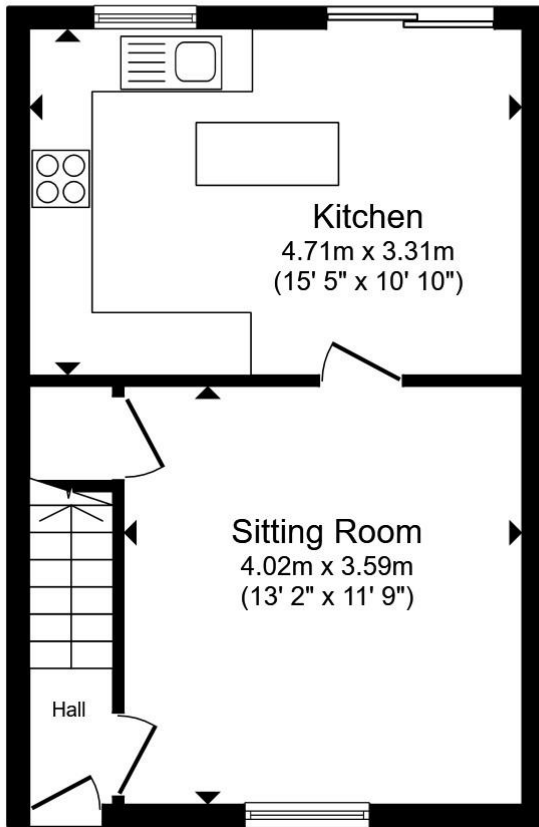
Sandford Close, Abingdon, OX14 2PX

welcome to

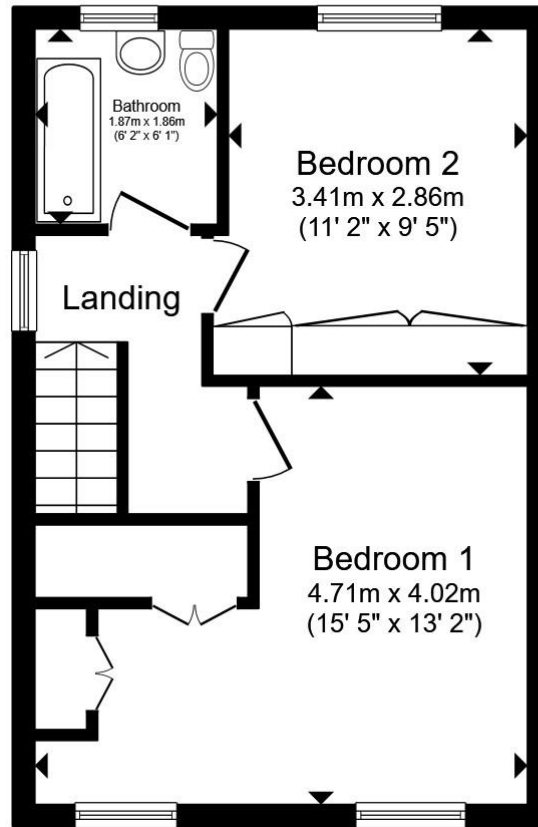
Sandford Close, Abingdon

Allen & Harris are very proud to present this immaculate two-bedroom property presented to a very high standard and located in a popular area. The property is approached via an entrance hall giving access to a well-appointed sitting room which is generous in size measuring in excess of 13ft with an ample window bringing in lots of light. Leading on is the centre point of this home in which the current owners have created a fantastic modern open plan kitchen dining room finished to a very high standard, with built in appliances, and a central seating island, this room also opens out to the rear garden. To the first floor are two very generous bedrooms, the main bedroom overlooks the front aspect and measures in excess of 15ft, there is a well-appointed family bathroom which again has been fully updated and modernised to an exceptional standard.

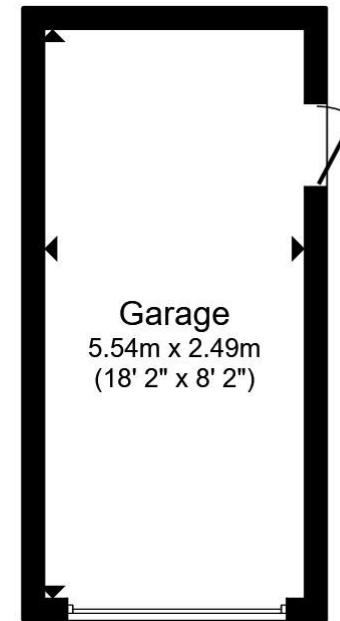




Ground Floor



First Floor



Garage

Total floor area 83.3 m² (897 sq.ft.) approx

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.propertybox.io



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welcome to

Sandford Close, Abingdon

- Exceptionally presented 2-bedroom house
- Modern kitchen dining room with central island
- Two generous bedrooms
- Modern family bathroom
- Garage
- Further Parking to front

Tenure: Freehold EPC Rating: C

Council Tax Band: C

To the rear the garden has a substantial patio perfect for entertaining leading on to an area of astroturf for ease of maintenance, and a further covered private seating area.

To the side of the property is a garage which has a side courtesy door as well as a front up and over door, leading to a driveway to the side and plenty of further parking to the front.

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABI108616 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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