



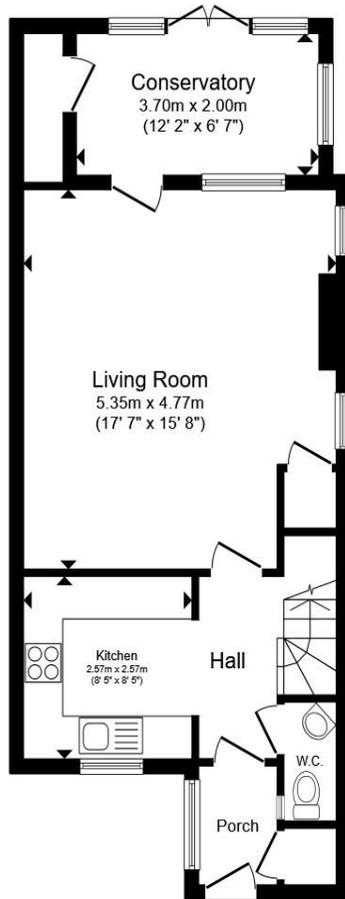
**Lyford Close, Drayton, Abingdon, OX14 4JG**

**welcome to**

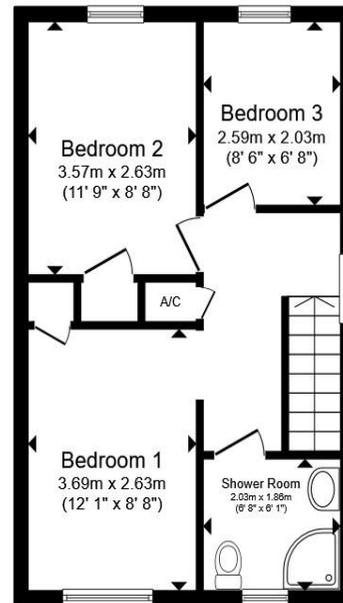
**Lyford Close, Drayton Abingdon**

Allen and Harris are proud to present this three-bedroom semi-detached property in the popular village of Drayton. The property is approached via an entrance porch/hall which gives access to the downstairs cloakroom and Kitchen. Leading on is a generous in size living room measuring in excess of 17ft giving access to a conservatory. The conservatory benefits from double doors leading out to the rear garden. The rear garden is ample in size and is mainly laid with patio.





**Ground Floor**



**First Floor**

Total floor area 90.1 m<sup>2</sup> (970 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](http://www.propertybox.io)

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## Lyford Close, Drayton Abingdon

- No Onward Chain
- Three-Bedroom Semi Detached Property
- Desirable Drayton Village Location
- Downstairs Cloakroom
- Rear Garden
- Driveway Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£350,000**



To the first floor are three bedrooms and the main shower room. The main bedroom measures in excess of 12ft.

The shower room has been adapted as a wet room currently.

To the front of the property is driveway parking, and the property is offered with no onward chain.

**Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**

**view this property online** [allenandharris.co.uk/Property/ABI108541](https://www.allenandharris.co.uk/Property/ABI108541)



Property Ref:  
ABI108541 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



[allenandharris.co.uk](https://www.allenandharris.co.uk)