



9 Chandlers Close, Abingdon OX14 2NN

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## 9 Chandlers Close

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Impressive and very well presented three-bedroom detached family home situated in a popular North Abingdon cul-de-sac location, close to many nearby amenities including excellent schooling.

9 Chandlers Close is well-situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax band: D

Tenure: Freehold

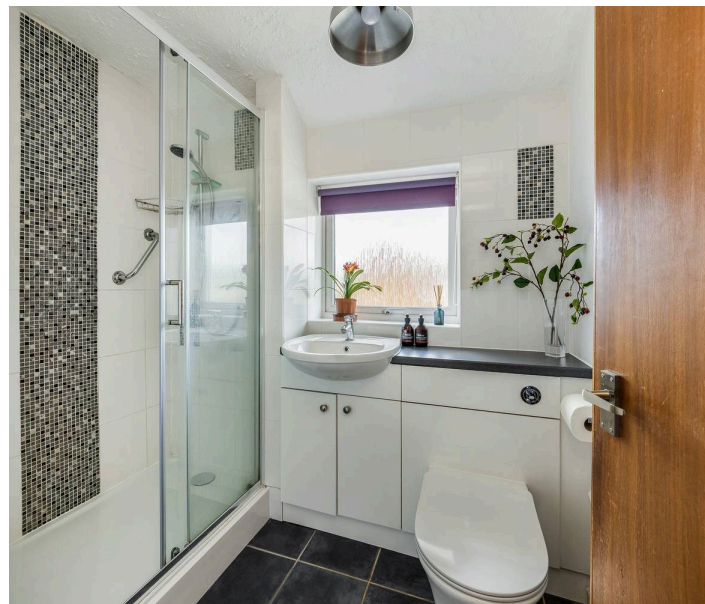
EPC Energy Efficiency Rating: C





## Key Features

- Enclosed entrance porch leading to large 22' x 17' open plan living room through to dining room with double doors to rear gardens
- Well equipped kitchen offering an excellent selection of floor and wall units complemented by hard tiled floor and double doors to gardens
- Three first floor bedrooms (including two double bedrooms) complemented by refitted family shower room with contemporary white suite
- PVCu double glazed windows mains, gas radiator central heating and the property benefits from an efficient solar panel system producing dramatically reduced electricity bills
- Front gardens providing hard standing parking facilities leading to the attached garage
- Attractive westerly facing rear gardens including patio and lawn - the whole enclosed by trees, shrubbery and fencing





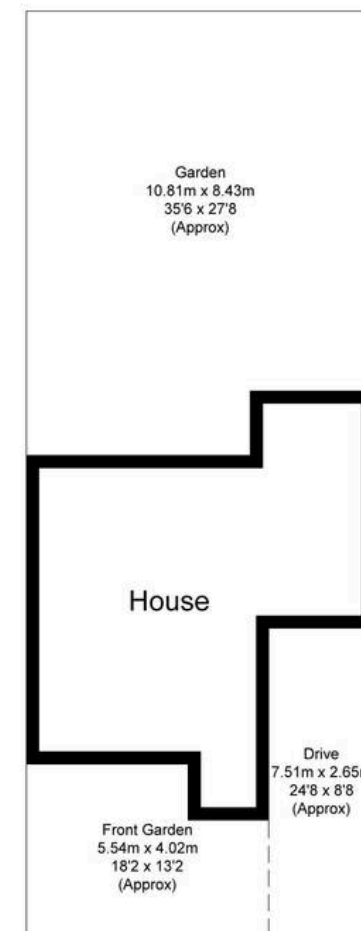
# Chandlers Close, OX14

Approximate Gross Internal Area = 75.10 sq m / 808 sq ft

Garage = 12.50 sq m / 135 sq ft

Total = 87.60 sq m / 943 sq ft

For identification only - Not to scale



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