

34 St. Johns Road, Abingdon OX14 2HB

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# 34 St. Johns Road

Stunning and substantial six-bedroom Victorian semi-detached family home, offering just over 3000 square feet of exceptionally flexible accommodation of much character, sold with no ongoing chain.

Abingdon-on-Thames is one of England's oldest market towns, renowned for its attractive period architecture, rich history and picturesque riverside setting along the River Thames.

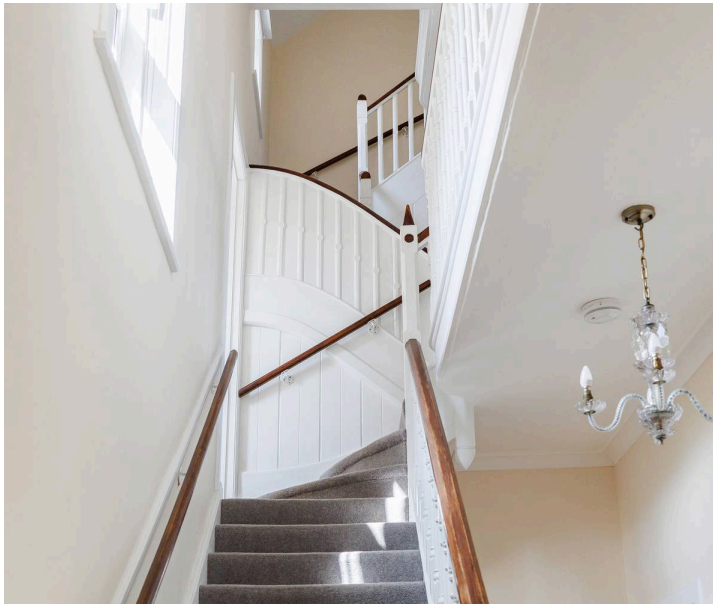
The town is particularly popular with families, benefiting from a selection of highly regarded private and secondary schooling, beautiful parks and recreational facilities including Albert Park the Abbey Cinema and Unicorn Theatre. A variety of independent shops, cafés and restaurants can be found within the town centre, catering to a wide range of tastes and everyday needs.

Regular markets and community events contribute to the town's welcoming and vibrant atmosphere, while the surrounding countryside and riverside provide excellent opportunities for walking, cycling and boating, making Abingdon-on-Thames a highly desirable location that successfully combines historic charm with modern amenities.

Bedrooms: 6 Bathrooms: 5 Reception Rooms: 4

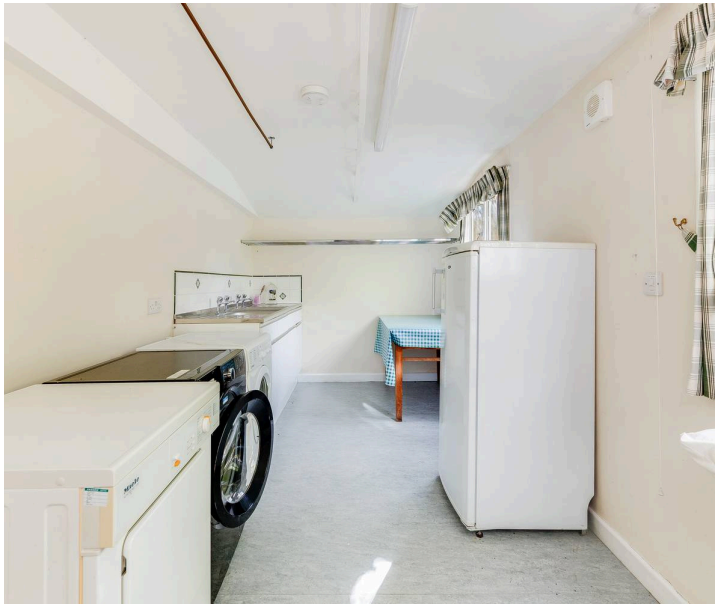
Council Tax F Tenure: Freehold EPC: D













## Key Features

- Entrance hall leading to refitted shower room
- Wonderful double aspect sitting room with attractive original open fireplace
- Spacious dining room with attractive fireplace and delightful separate breakfast room with kitchen off and study
- Stylishly refitted kitchen with space for range cooker
- Large basement room, offering superb versatility. This lower level also offers a useful separate utility/boiler room
- Principal bedroom with fitted wardrobe cupboards and re-fitted four piece en-suite, two generous first floor double bedrooms all served by a refitted family bathroom
- Three further top floor bedrooms, one of which benefits from its own en-suite facilities combined with a separate refitted en-suite shower room
- Mains gas radiator central heating, pressurized water system, double glazed windows, sold with no ongoing chain
- Generous front gardens providing extensive parking facilities leading to detached double garage
- Large and very useful separate utility room, extensive and established rear gardens extended to 0.23 of an acre (total plot) The rear gardens are predominately laid to lawn and are enclosed by attractive brick walling, fencing, mature trees and established shrubbery

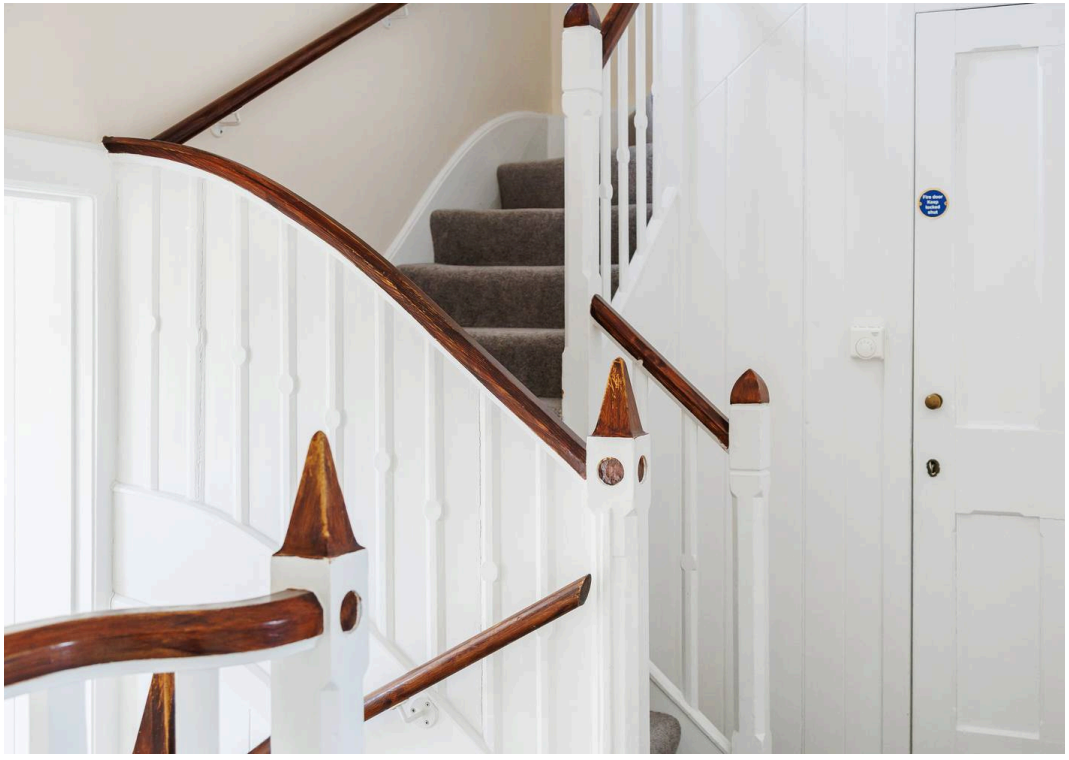




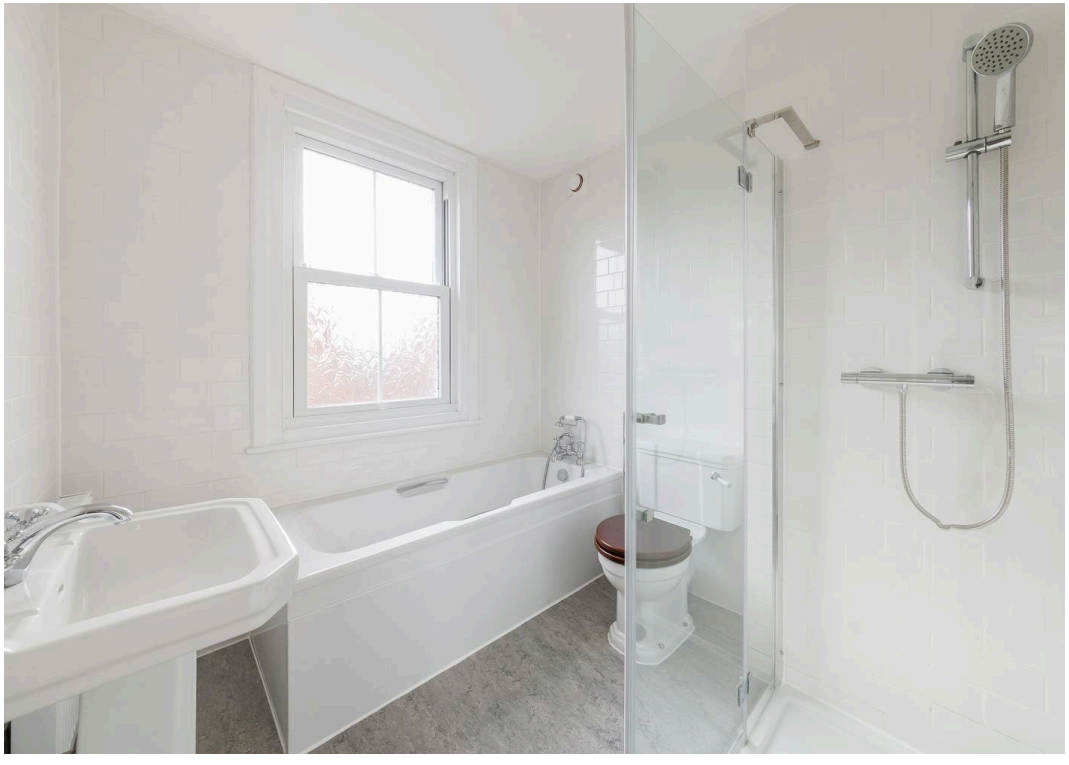















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# St. John's Road, OX14

Approximate Gross Internal Area = 281.30 sq m / 3028 sq ft
Garage = 39.30 sq m / 423 sq ft
Summer House = 7.40 sq m / 80 sq ft
Store = 2.60 sq m / 28 sq ft
Total = 330.60 sq m / 3559 sq ft

For identification only - Not to scale

= Restricted Head Height




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