



THOMAS
MERRIFIELD
FOR SALE

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SALES LETTINGS

4 Covent Close
Abingdon, Oxon, OX14 2RG

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A superb and rarely available detached residence, extended and renovated to an exacting standard, creating a wonderful, spacious and light family home.

- Extended and renovated
- Four good size bedrooms
- Two bathrooms
- Stunning social kitchen
- Landscaped gardens
- Single garage
- EPC Rating: C
- Council Tax Band: E

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes.



£575,000
FREEHOLD



THE PROPERTY

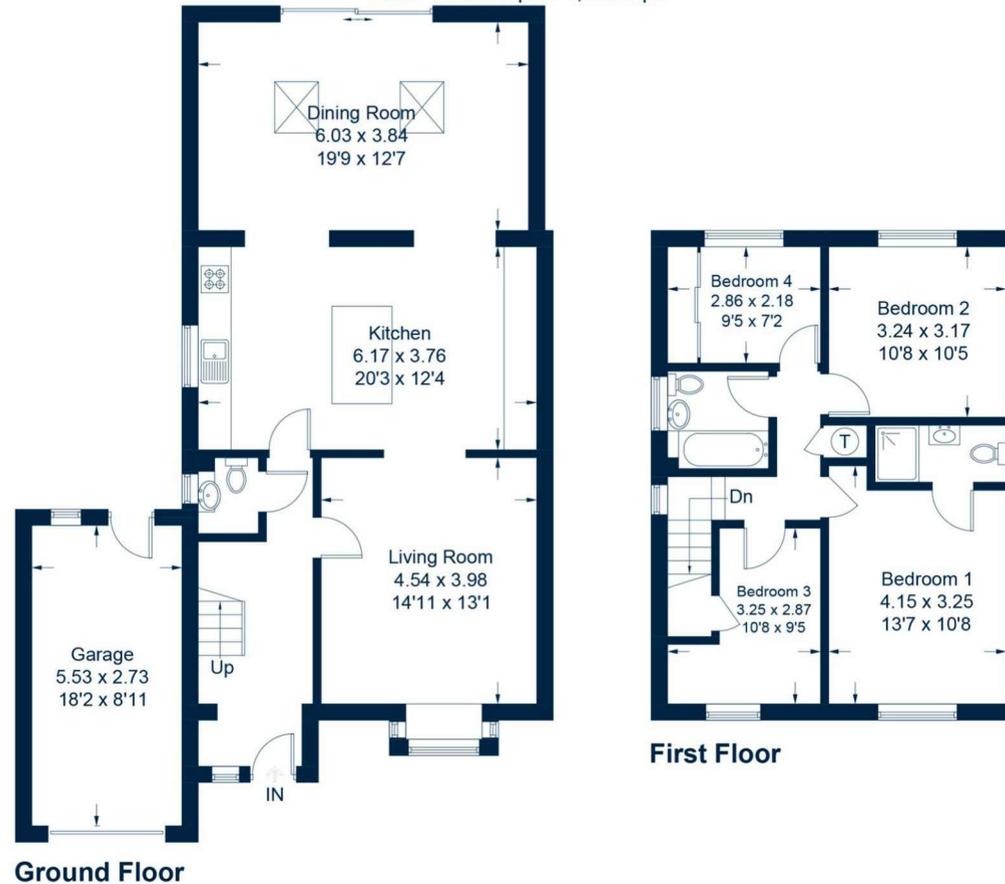
A superb and rarely available detached residence, extended and renovated to an exacting standard, creating a wonderful, spacious and light family home.

Situated within this popular North Abingdon location, at the end of a pleasant cul-de-sac. Generously proportioned and extremely well presented throughout. With accommodation comprising of a spacious entrance hall, through to the living room with a box bay window to the front aspect. An archway leads through to the stunning social kitchen, a fully integrated kitchen with large island and breakfast bar, truly forming the heart of the home. Through to a wonderfully light family room, with Velux windows and glazed sliding doors onto the gardens. A WC completes the floor. To the first floor are four good size bedrooms, the master bedroom benefiting from a contemporary shower en-suite. The family bathroom with white suite completes the accommodation.

Externally the property benefits from landscaped wrap around gardens, a single garage and ample driveway parking.



Approximate Gross Internal Area
Ground Floor = 81.1 sq m / 873 sq ft
First Floor = 52.4 sq m / 564 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 149.1 sq m / 1,605 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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