



THOMAS
MERRIFIELD
SALES LETTINGS

48 Bostock Road
Abingdon, Oxon, OX14 1DW

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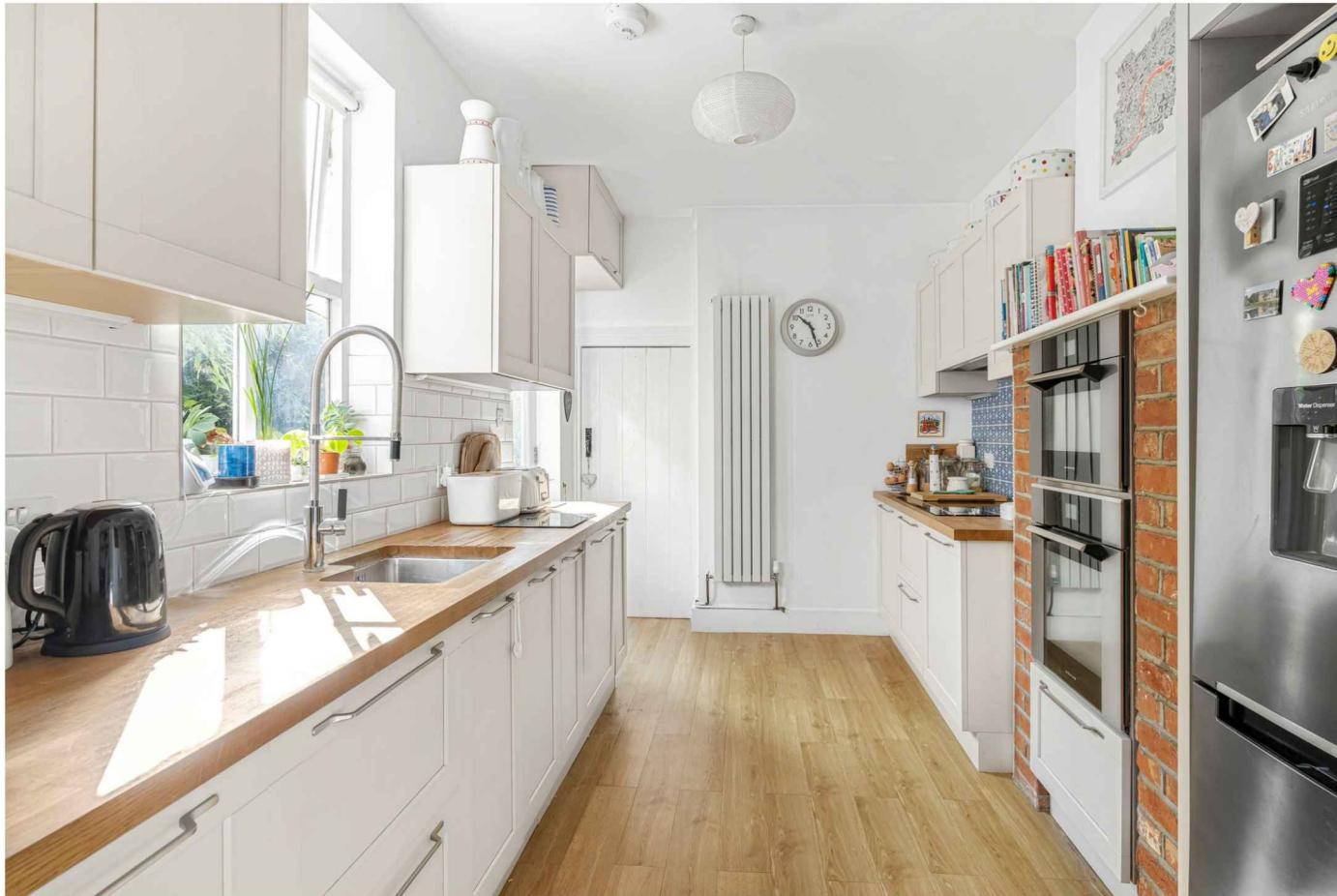
Situated on one of Abingdon-on-Thames most sought after roads. A handsome, characterful, Victorian end of terrace home.

- Two reception rooms
- Four bedrooms
- Two bathrooms
- Gardens
- Sought after location
- Beautiful end terrace home
- Council Tax Band C
- EPC Rating: D

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**





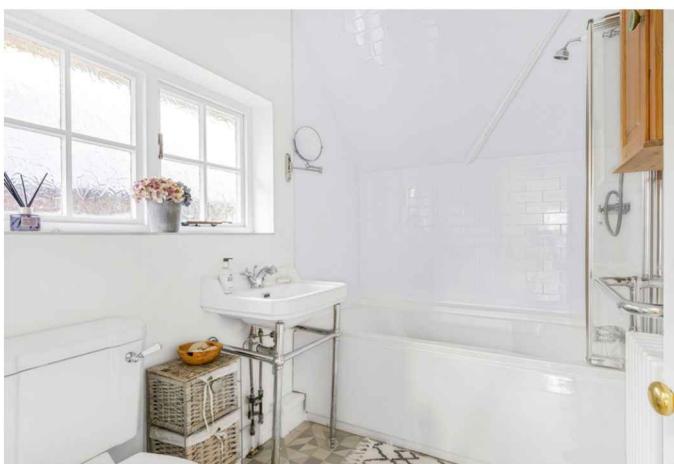
THE PROPERTY

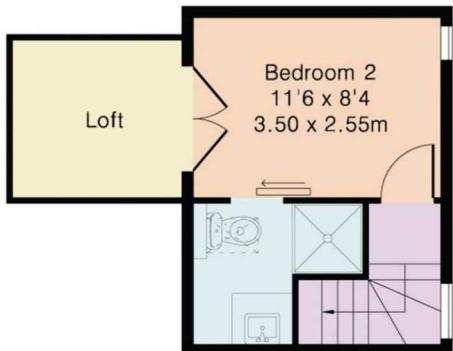
Well located within a stone's throw of Albert Park and within a short walk to the town centre. Superbly presented accommodation, to include a most generous entrance hall through to the wonderfully light sitting room with two sash windows to the front aspect. The separate dining room overlooks the garden and benefits from a wood burning stove. The sizeable kitchen is of particular note, well fitted with generous storage, Fired Earth tiling and De Dietrich appliances plus an additional laundry/utility cupboard store. There is a glazed door providing access out to the rear garden. A WC under the stairs completes the ground floor.

To the first floor are three well proportioned bedrooms plus the re-fitted modern family bathroom. To the second floor is a thoughtfully planned loft conversion, completed in 2018 providing an additional en-suite bedroom and loft storage.

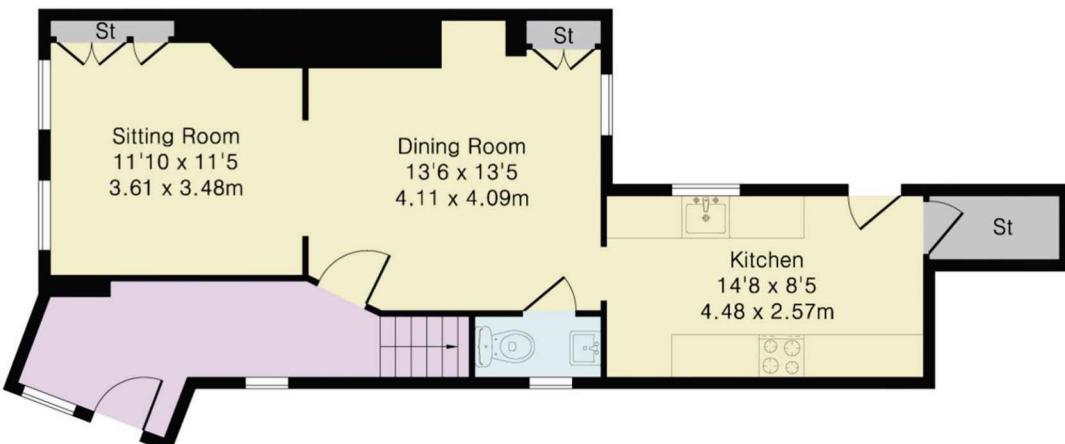
Externally the property benefits from mature gardens to the front and rear. The rear garden offers high degrees of privacy, gated side and rear access enabling off road parking if desired.

A stunning period residence, brimming with character features including exposed floor boards, coved ceilings and sash windows.



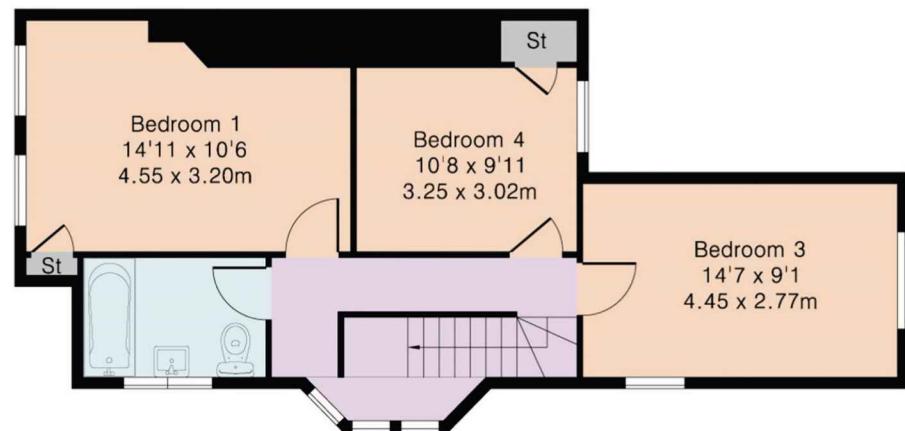


Second Floor



Ground Floor

Approximate Gross Internal Area 1315 sq ft – 122 sq m
 Ground Floor Area 583 sq ft – 54 sq m
 First Floor Area 558 sq ft – 52 sq m
 Second Floor Area 174 sq ft – 16 sq m



First Floor