



THOMAS
MERRIFIELD
SALES LETTINGS

27 Tatham Road
Abingdon, Oxon, OX14 1QB

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A much improved, 4 bedroom detached family home, tucked away in an established non-estate environment, overlooking a tree fringed 'paddock' within a mile of Abingdon's town centre. No onward chain

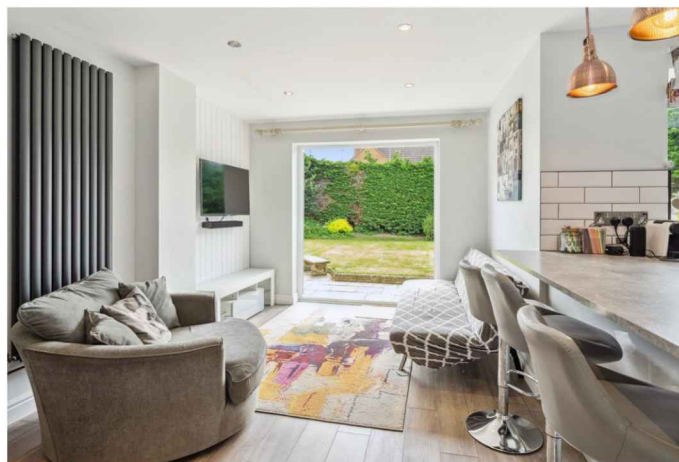
- Gas central heating (radiators)
- Double glazed windows
- Impressive fitted and equipped kitchen/family room
- Separate utility room and conservatory
- Four generous bedrooms (one with en-suite)
- Sizeable front and rear gardens
- 7 car driveway and single garage.
- Council Tax Band F
- EPC Rating: C
- 16 Solar panels

Directions.

Proceed from Abingdon town centre in a northerly direction on the Oxford Road turning left after approximately a quarter of a mile into Northcourt Lane then immediately left into Cleveland. Follow the road around into Tatham Road, where number 27 will be found after a short distance on the left-hand side.

NB - Under section 21 of the Estate Agents Act 1979, we are obliged to inform all prospective purchasers that the vendor of this property is related to an employee of Thomas Merrifield.

£699,950
FREEHOLD



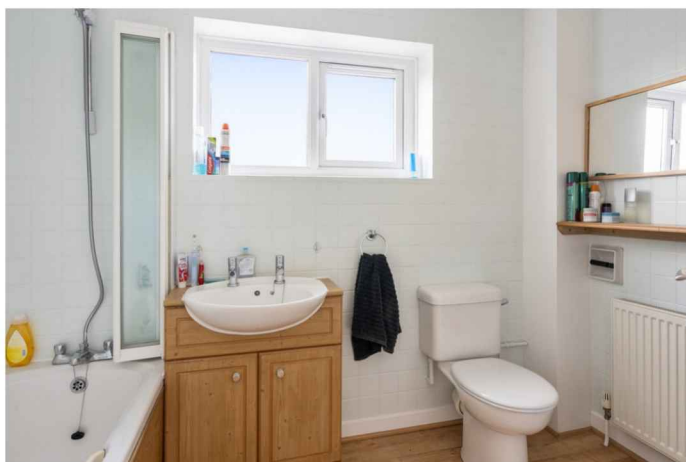


THE PROPERTY

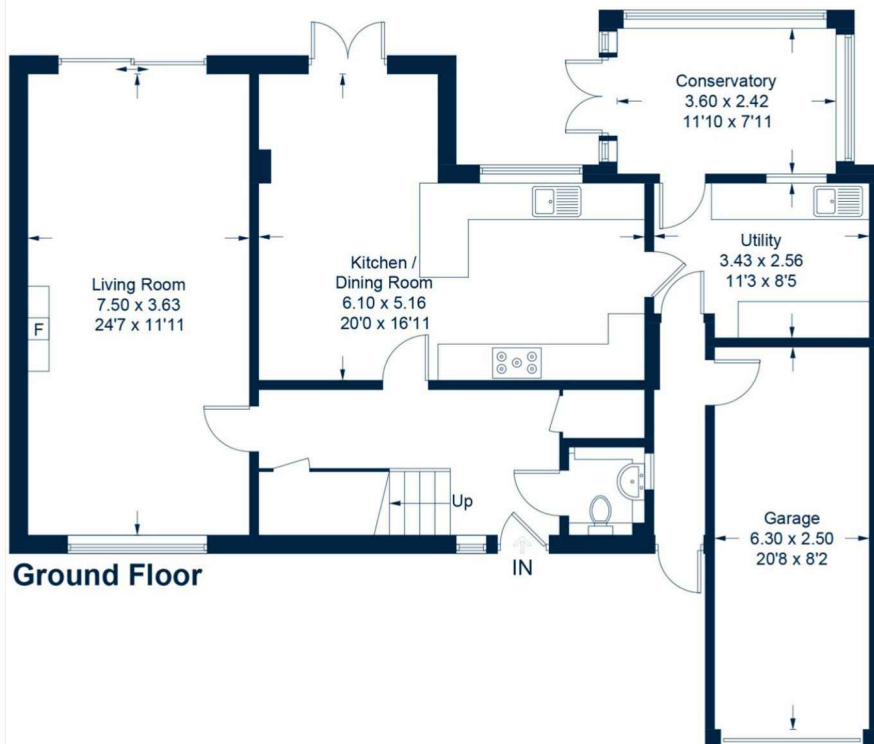
Pleasantly and conveniently situated in a leafy setting, that is increasingly hard to come by, so conveniently located for the towns many amenities. The immediate area is well served by community facilities in Northcourt, a former village in its own right, which has been absorbed by Abingdon's expansion while retaining a lovely sense of wellbeing. Abingdon town centre is within a mile and provides comprehensive shopping and recreational facilities. An excellent range of schools are within the immediate vicinity whilst Oxford Road provides a regular public transport service both into the town and northbound to Oxford. The nearby A34 connects northbound to the M40 and southbound to the M4. For commuters, Didcot Parkway is within 11 miles and connects to London Paddington in as little as 36 minutes.

Providing light and airy, thoughtfully arranged and comfortably proportioned accommodation, all of which has been much improved by the present owners. The highly versatile L-shaped kitchen/breakfast/family/dining room incorporates a wealth of integrated appliances, featuring a range cooker with co-ordinating extractor hood. There is also a separate utility room with further built in oven.

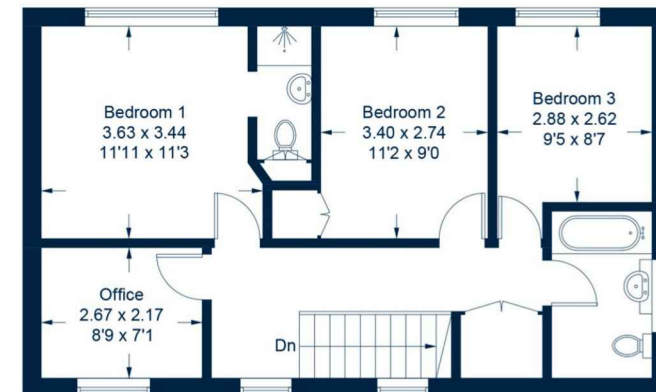
The southerly rear garden is laid predominantly to lawn, offers a high degree of privacy and is safely enclosed for children and pets.



Approximate Gross Internal Area
 Ground Floor = 110.8 sq m / 1,193 sq ft
 (Including Garage)
 First Floor = 58.3 sq m / 627 sq ft
 Total = 169.1 sq m / 1,820 sq ft



Ground Floor



First Floor

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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