



THOMAS  
MERRIFIELD  
SALES LETTINGS

40 Bostock Road  
Abingdon, Oxon, OX14 1DW

# 40 Bostock Road Abingdon, Oxon, OX14 1DW

A handsome three-bedroom period residence, well situated in one of Abingdon's most desirable and sought after locations. With gardens, single garage and parking.

- Two reception rooms
- Fitted kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Loft room
- Single garage
- Council Tax Band: C
- EPC Rating: 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.

**Guide Price £450,000  
FREEHOLD**





## THE PROPERTY

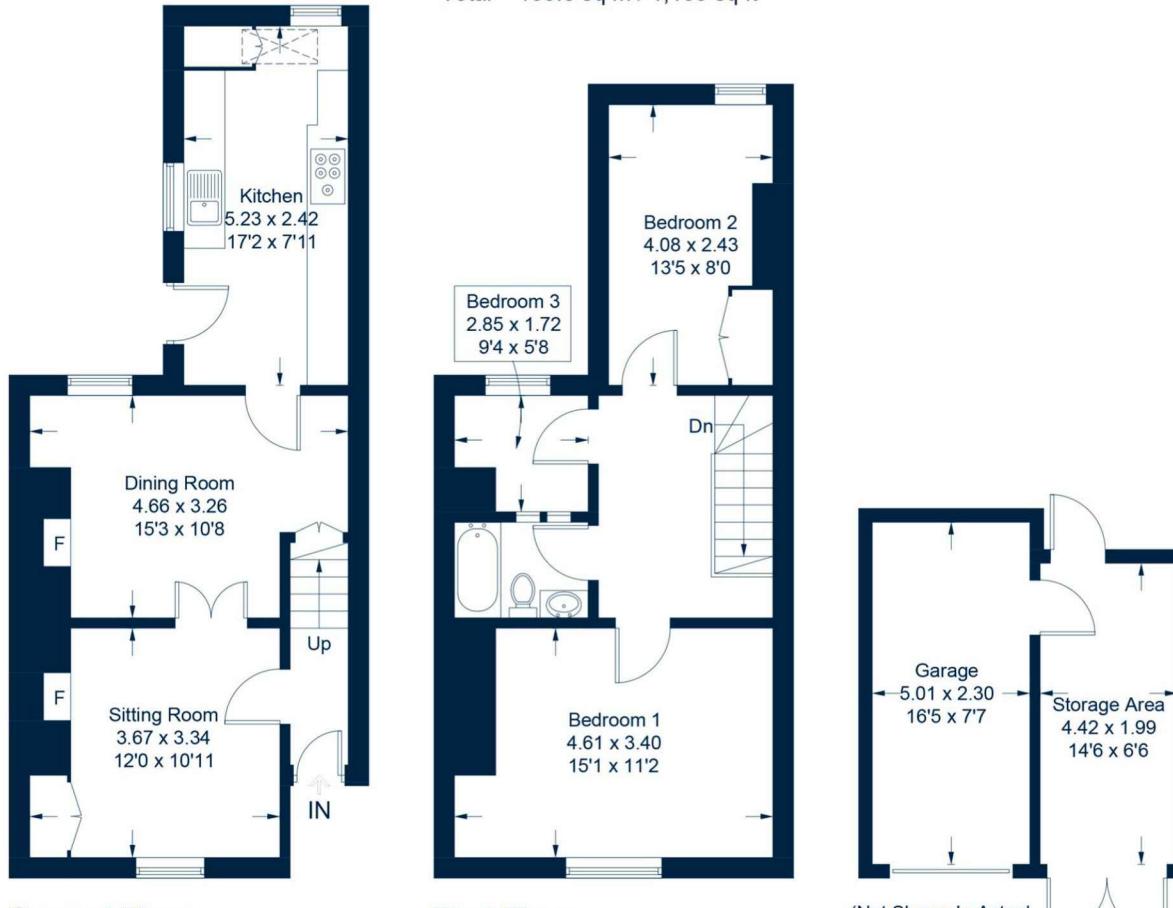
A superb mid terrace property, located on a most pleasant tree fringed road, within a stone's throw of Albert Park.

Characterful, generously proportioned accommodation with lofty ceilings, comprising of an entrance hall, through to the living room with open fireplace, sash window to the front aspect and exposed floorboards. Double doors open through into the separate dining room, with an open fireplace, sash window overlooking the garden and exposed floorboards. The sizable double aspect fitted kitchen overlooks the garden, with a stone tiled floor, polished quartz worktops and space for a range cooker. A door from the kitchen opens onto the side return, leading to the pretty South facing garden. To the first floor are three bedrooms and the family bathroom with a white suite. A large loft hatch in the master bedroom provides access to the loft room, with sky lights and a radiator, ripe for full conversion.

Externally the house benefits from a pretty front garden, plus fully enclosed South Facing rear garden with patio area. At the foot of the garden is a single garage with light and power and a covered area suitable to park a vehicle with gates opening onto the rear access.



Approximate Gross Internal Area  
 Ground Floor = 43.2 sq m / 465 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Garage / Storage Area = 21.0 sq m / 226 sq ft  
 Total = 105.8 sq m / 1,139 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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