1a Abbott Road
Abingdon, Oxon, OX14 2DT

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A wonderful opportunity to acquire a modern three bedroom detached bungalow of significant quality, tucked away in an established residential location with a level walk to Abingdon's historic town centre.

- Gas central heating (radiators)
- Double glazed windows
- UPVC easy maintenance soffits and barge boards
- Private driveway and detached garage
- Lovely gardens
- NO ONWARD CHAIN

DIRECTIONS: From Abingdon town centre take the High Street and bear right at the traffic lights into Stratton Way. Follow the road round as it bears left into the Vineyard. Proceed over the next mini roundabout onto Oxford Road then left after a short distance into Abbott Road.
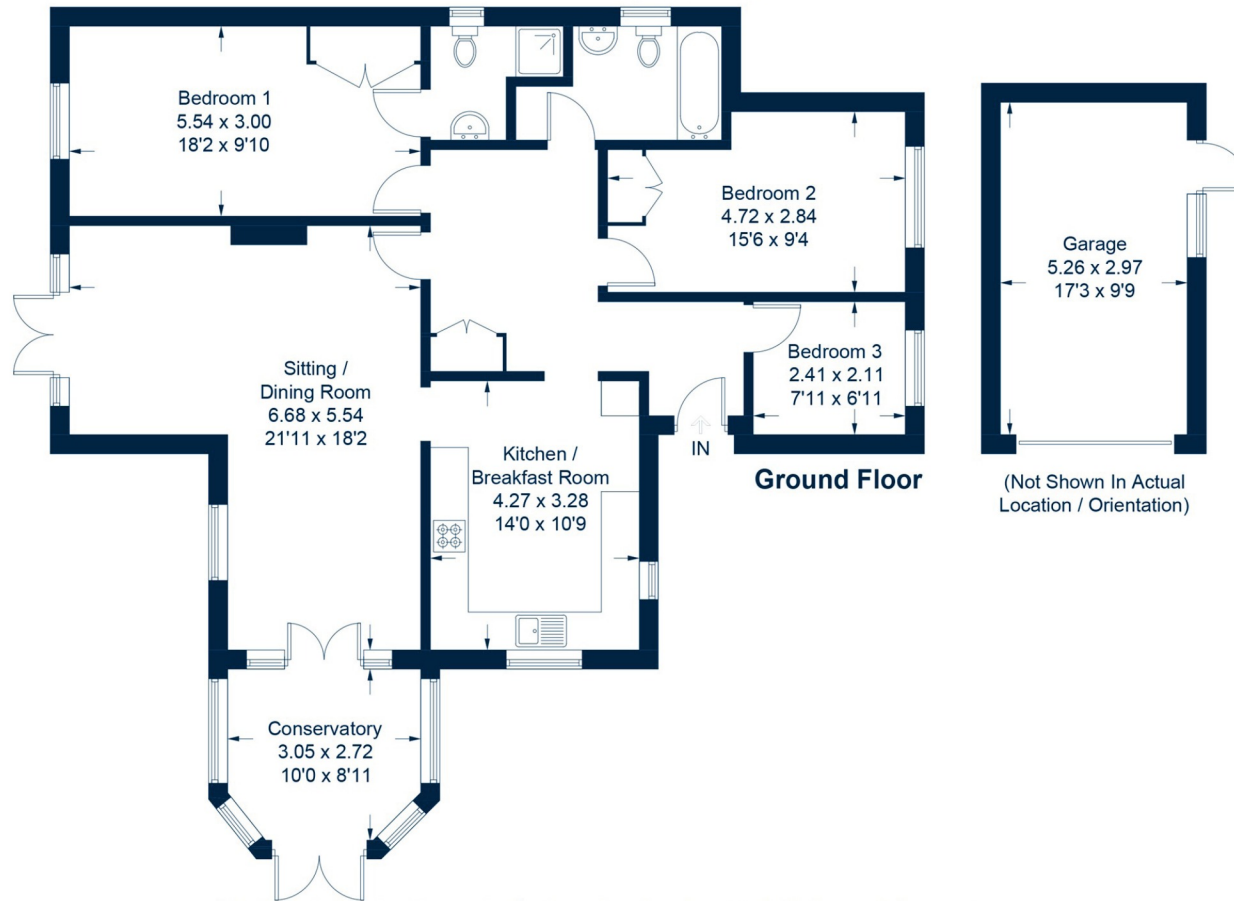
OIEO £600,000
FREEHOLD

THE PROPERTY

Tucked away down its own private driveway off Abbott Road which in turn is pleasantly and conveniently just off Oxford road, within just half a mile to the north of Abingdon town centre to which there is a level walk. Waitrose as well as regular public transport routes are even closer. This established residential environment is much sought after and conveys a lovely sense of well-being. Abingdon's Thameside appeal is complimented by an excellent range of shops, a vibrant café society and has a range of schools for all ages in addition to a wealth of recreational amenities. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4. Didcot Parkway is within nine miles and connects to London Paddington in as little as 36 minutes.

A unique and rare opportunity to acquire a modern one of a kind detached bungalow providing thoughtfully arranged, light and airy accommodation, which upon first entering the welcoming hall will reveal it to be somewhat larger than its outward appearance would suggest. Many easy maintenance features have been incorporated into its high quality build and an early internal inspection will enable its broad range of attributes to be fully appreciated.

Approximate Gross Internal Area
112.0 sq m / 1,206 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 127.9 sq m / 1,377 sq ft

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Bedroom 1
5.54 x 3.00
18'2 x 9'10

Bedroom 2
4.72 x 2.84
15'6 x 9'4

Garage
5.26 x 2.97
17'3 x 9'9

Bedroom 3
2.41 x 2.11
7'11 x 6'11

Sitting /
Dining Room
6.68 x 5.54
21'11 x 18'2

Kitchen /
Breakfast Room
4.27 x 3.28
14'0 x 10'9

IN

Ground Floor

(Not Shown In Actual
Location / Orientation)

Conservatory
3.05 x 2.72
10'0 x 8'11

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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