



## 7 Abingdon Road, Didcot, Oxon, OX11 9BL

A substantial family home arranged over three floors offering four bedroom, a first floor study, open plan kitchen dining space, utility room and snug style sitting room. Originally dating from the 1950's this versatile property has been extended and altered over the years, there is a good sized garden (with side access), gas central heating and double glazed windows.

The house is conveniently situated at the start of Abingdon Road just 0.8 miles from Didcot Parkway and 1/2 mile from The Orchard Centre. local schools, sporting and leisure facilities are easily accessible either in the nearby Ladygrove development or the wider town.

**Price £369,950**

**THOMAS  
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**SALES LETTINGS**

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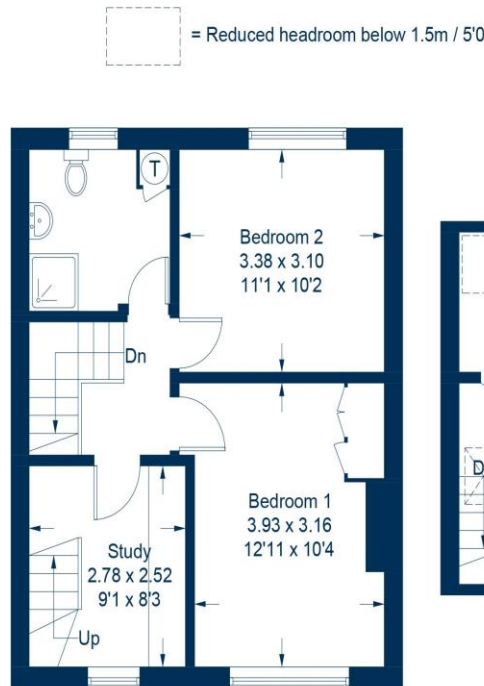




Approximate Gross Internal Area  
 Ground Floor = 62.9 sq m / 677 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Second Floor = 27.7 sq m / 298 sq ft  
 Total = 132.4 sq m / 1,425 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

- 4 bedrooms
- Snug style sitting room
- Open plan kitchen dining room
- Utility room
- Ground floor cloakroom
- Gas central heating
- Double glazed windows
- Generous driveway
- Large gardens (depth 70ft approx)
- Local Authority: South Oxfordshire District Council
- Council Tax Band: D
- Tenure: Freehold

**Important Notice**

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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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