



41 The Warren, Abingdon OX14 3XD

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41 The Warren

Impressive and very spacious modern four bedroom detached family home, well situated within this highly sought after cul-de-sac location, offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities.

Location

41 The Warren is situated in a desirable cul-de-sac location towards the edge of this sought after development consisting of predominantly three/four/five bedroom detached family homes, providing a very pleasant overall setting. There is easy pedestrian access to the White Horse Leisure Centre, Thomas Reade primary school, John Mason secondary school and the thriving market town centre. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot (circa. 8 miles) with its mainline railway station. There is also a convenient bus service which runs regularly to Oxford via Radley Station.

Directions what3words – foal.funds.talked

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Turn right at the mini-roundabout onto Radley Road and proceed straight across the mini-roundabout. After some way turn right onto The Warren and take the first exit on the left hand side, where No. 41 is clearly indicated by the 'For Sale' board.



- Entrance hall leading to ground floor cloakroom
- Spacious front living room partly open plan to very spacious dining room which in turn leads to flexible family room overlooking the rear gardens
- Well equipped Beechwood kitchen complemented by utility room
- Delightful first floor master bedroom with extensive selection of fitted wardrobe cupboards and en-suite shower room
- Three further spacious bedrooms and refitted family bathroom with contemporary white suite
- Double glazed windows, mains gas radiator central heating and the front gardens provide block paved hard standing parking facilities (complemented by electric car charging point) leading to garage
- Attractive rear gardens featuring patio, extensive lawn surrounded by well stocked and mature flower and shrub borders - the whole enclosed by fencing and hedgerow

4  bedrooms

1  receptions

2  bathrooms

Council tax band F


Tenure Freehold

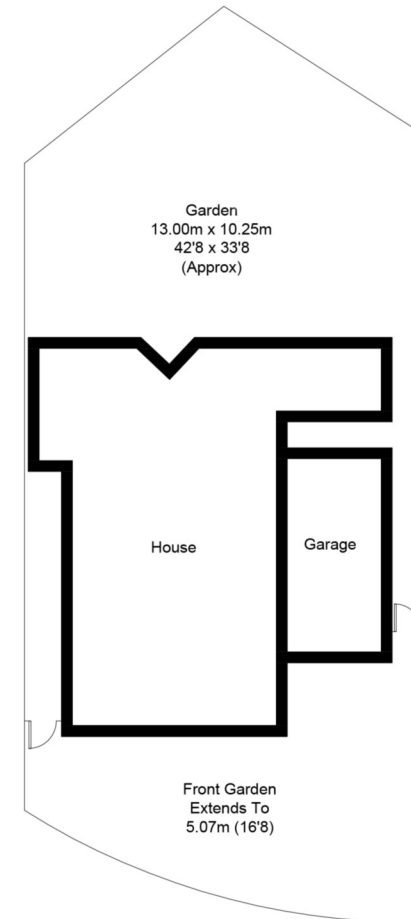
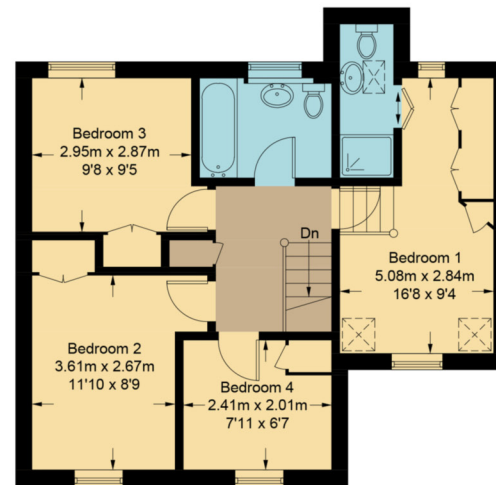
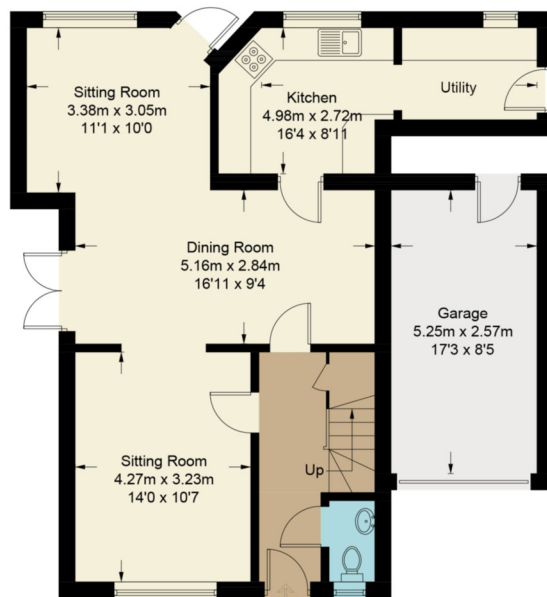
EPC rating D



The Warren, OX14

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards.
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