



5 Garford Close, Abingdon OX14 2BY

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5 Garford Close

Fronting an attractive green, a spacious three bedroom semi-detached family home, complemented by large south facing rear gardens offering excellent potential to substantially extend the existing accommodation, sold with no ongoing chain.

Location




5 Garford Close is situated in a quiet end of cul-de-sac location within this very popular North Abingdon development, ideal for families being within the catchment area of several good schools, including the excellent Rush Common primary school. There is also a quick route to nearby shops, bus stops and the thriving town centre's wide range of amenities. The A34 is a short drive, as is Radley railway station, ideal for commuters. Useful distances include Abingdon town centre (circa. 1.5 miles) and Oxford city centre (circa. 6.3 miles).

Directions what3words – pocket.helps.called

Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road. Continue some way up the Oxford Road through the traffic lights at the Boundary House pub) and take the third turning on the right hand side, where the property can be found in numerical order.



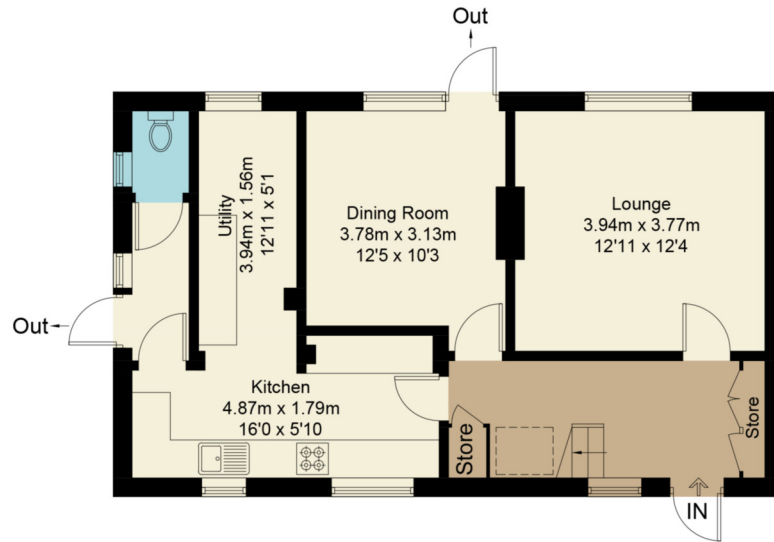
- Inviting entrance hall leading to separate living room and dining room
- Kitchen partly open plan to flexible study and rear porch with cloakroom off
- Three good size first floor bedrooms (all providing attractive views) and family bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front gardens providing potential to provide parking facilities (subject to permission) and to the rear are large mature south west facing rear gardens
- Excellent potential to substantially extend the existing accommodation

3		bedrooms	Council tax band	D
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D

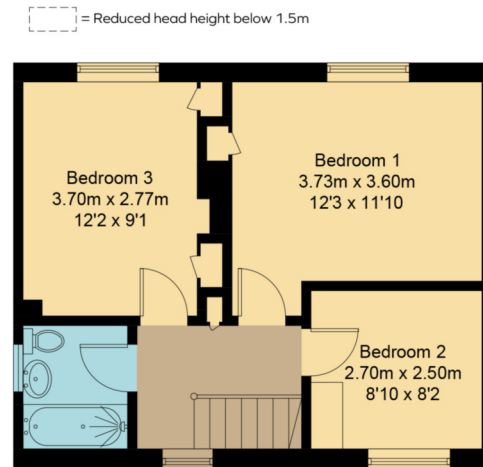


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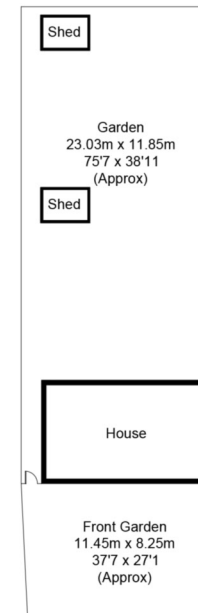
Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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