



12 Abbott Road, Abingdon OX14 2DT

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12 Abbott Road

Attractive 1930s three bedroom bay fronted semi-detached home, offering extended and well presented family accommodation within this highly sought after non estate position, offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities, complemented by good size and attractive southerly facing rear gardens leading to versatile, fully insulated detached studio/home office.

Location

12 Abbott Road is situated in a desirable non-estate cul-de-sac location within this sought after development comprising predominantly substantial three and four bedroom family homes providing a very pleasant overall setting, only a few minutes walk from Abingdon town centre, nearby good schooling and excellent recreational facilities. There is easy vehicular access onto the A34 providing a quick route onto an excellent communications network proceeding both north and south. Useful distances include Oxford city (circa. 8 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 9 miles).

Directions what3words – [guitar.snacks.share](https://www.what3words.com/)

Leave Abingdon town centre using Stratton Way and keep left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road and take the second turning on the left hand side onto Abbott Road. The property is found some way down on the left-hand side, found in numerical order clearly indicated by the "For Sale" board.



- Spacious and inviting entrance hall leading to delightful living room with bay window and attractive fireplace.
- Extended 22' open plan dining/family room and 17' open plan refitted kitchen/breakfast room.
- Rear porch/utility room leading to cloakroom and door to integral garage.
- Three first floor bedrooms including two good size double bedrooms (one with large double glazed bay window) and spacious family bathroom with contemporary white suite.
- Block paved front gardens providing hard standing parking facilities for several vehicles leading to garage.
- Good size and attractive southerly facing rear gardens leading to very useful and versatile detached studio/home office - ideal for those working from home.
- Double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler).

3  bedrooms

Council tax band E

2  receptions

Tenure Freehold

1  bathrooms

EPC rating TBC



Abbott Road, Abingdon, Oxfordshire, OX14

APPROX. GROSS INTERNAL FLOOR AREA 1321 SQ FT 122.7 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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