



52 Farm Road, Abingdon OX14 1LZ

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## 52 Farm Road

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**Spacious three double bedroom semi-detached family home well situated within this very popular North Abingdon location, offering easy pedestrian access to many nearby amenities including excellent schooling.**

### Location




52 Farm Road is situated in a very pleasant no-through North Abingdon location and is within the highly regarded Dunmore primary school catchment area complemented by a short walk to many nearby amenities including useful bus stops leading directly to Abingdon and Oxford city. The A34 is a short drive leading to many important destinations north and south including Oxford city (circa. 6 miles) and Radley railway station (circa. 2 miles), ideal for commuters.

### Directions what3words – brick.hello.noting

Leave Abingdon town centre using Stratton Way and take the first turning on the left onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road. Turn right at the large roundabout onto Dunmore Road and take the third turning on the right hand side onto Farm Road where the property is found, clearly indicated by the 'For Sale' board.



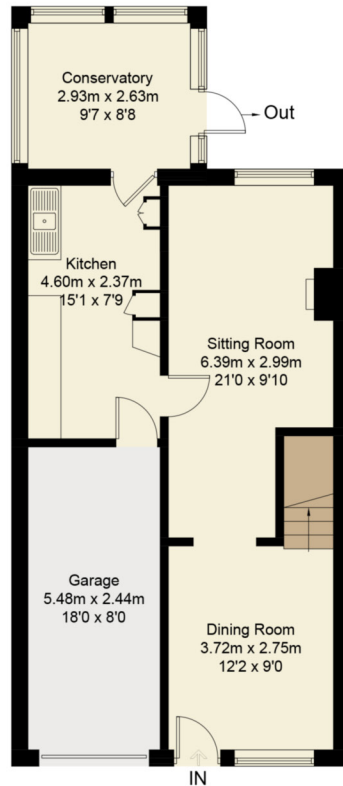
- Entrance leading into dining room and good size living room with stone fireplace
- Spacious kitchen/breakfast room leading to double glazed conservatory overlooking the rear gardens
- Three double first floor bedrooms complemented by family bathroom
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities leading to integral garage
- Rear gardens including patio and lawn - the whole enclosed by fencing with excellent potential to extend the existing accommodation

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

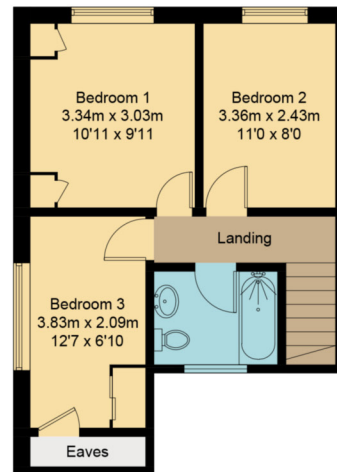


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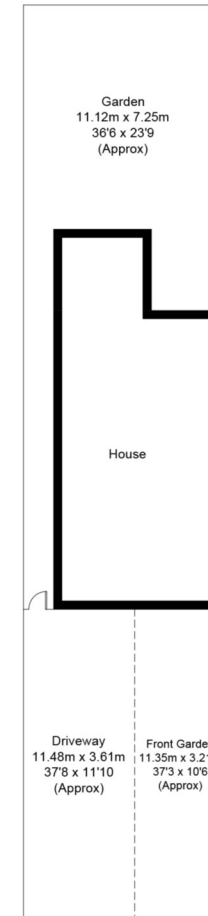
Approximate Gross Internal Area  
(Excluding Eaves) 88.2 sq m / 949 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 101.6 sq m / 1093 sq ft



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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