



Lombard Street, Abingdon, OX14 5BJ

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A wonderful, rarely available, and highly versatile residence, presented in superb order throughout. Offering spacious and light accommodation spread across three floors, this home caters perfectly to professional market buyers.

The ground floor features a large reception hall, ideal for use as a dining or family room. The contemporary, fully integrated kitchen is well-appointed, with a breakfast bar and ample space for dining. A glazed door from the inner lobby opens directly into the garden, providing easy access to outdoor space. The living room, with double glazed doors, also offers direct access to the garden.

The first floor hosts two generously proportioned bedrooms and a family bathroom. The master suite stands out, complete with a shower room en-suite and an expansive dressing room, which offers additional versatility, suitable for use as a nursery, study, or walk-through single bedroom.

The second floor accommodates two further bedrooms and a bathroom, with the guest suite benefiting from an additional large, adaptable dressing room.

Externally, the property is complemented by a fully enclosed garden, offering privacy and a peaceful retreat. Gated rear access provides convenience, and there is an allocated parking space to ensure ease of access.





Key Features

- Striking period townhouse in a central location
- Four spacious double bedrooms
- Two versatile dressing rooms
- Three modern bathrooms
- Private, fully enclosed garden
- Allocated parking space for convenience
- EPC Rating D
- Council Tax Band E



The Location

Lombard Street is a highly desirable and central location in the heart of Abingdon-on-Thames, offering the perfect blend of convenience and charm. Situated just a short walk from the bustling town centre, residents enjoy easy access to a wide range of local amenities, including shops, restaurants, and cafes. With excellent transport links, including nearby bus services and easy access to the A34, Lombard Street provides quick connections to Oxford, Didcot, and beyond. The tranquil surroundings, combined with proximity to picturesque riverside walks and parks, make this a sought-after address for those looking for both practicality and a peaceful retreat.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Allocated driveway space to the rear.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

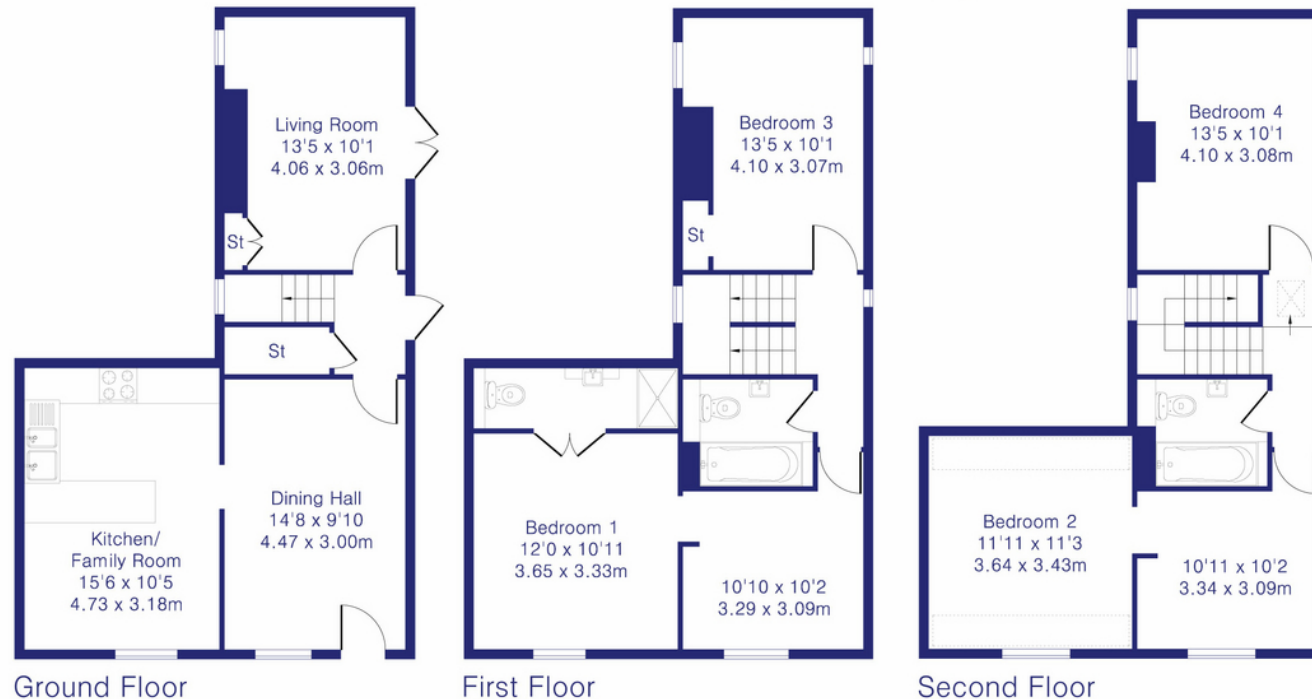


Approximate Gross Internal Area 1534 sq ft - 143 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 527 sq ft – 49 sq m

Second Floor Area 483 sq ft – 45 sq m



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