



53 Caldecott Chase, Abingdon, OX14 5GZ

Guide Price £369,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within the sought-after Caldecott Chase development, this well-presented three-bedroom semi-detached home offers modern living within easy reach of Abingdon town centre.

The ground floor features a spacious entrance hall, a cloakroom with front-facing window, a fitted kitchen/breakfast room with integrated appliances, and a bright living/dining room with French doors opening onto a landscaped rear garden.

Upstairs, the main bedroom benefits from built-in storage and a contemporary en suite shower room. Bedroom two also features built-in storage. There are two further well-proportioned bedrooms and a modern family bathroom with a white suite and a shower over the bath.

Outside, the enclosed rear garden offers great privacy and has gated rear access, leading to the property's allocated parking space.

A well-balanced home ideal for professionals, small families, or anyone seeking a low-maintenance property close to local amenities.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- 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: None known.

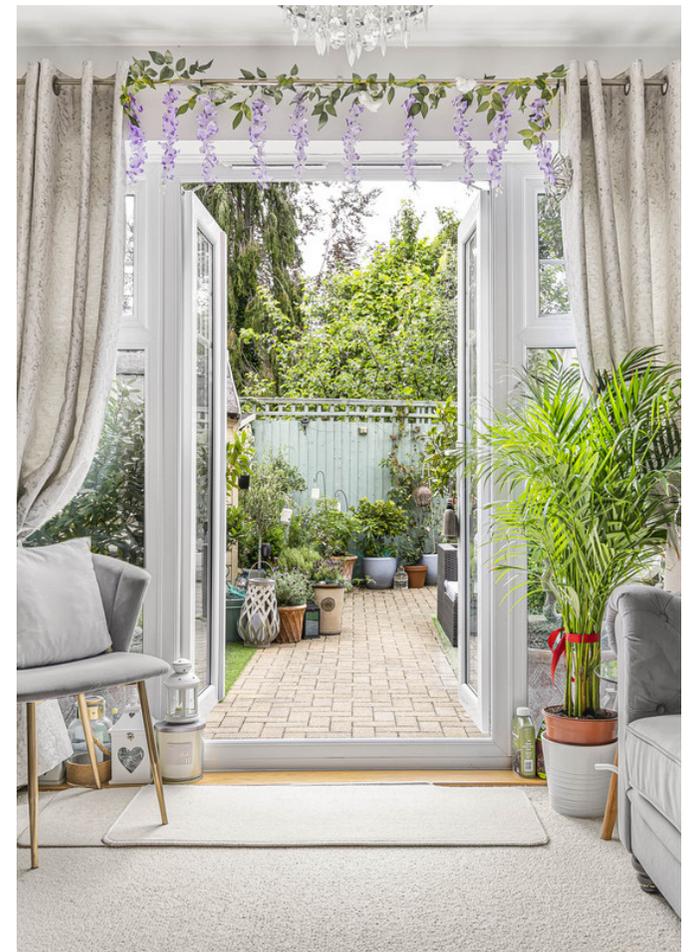


Key Features

- Three well-proportioned bedrooms, including en suite to main
- Spacious living/dining room with French doors to garden
- Modern kitchen/breakfast room with integrated appliances
- Downstairs cloakroom
- Contemporary family bathroom with white suite
- Private rear garden with gated access
- Allocated parking and convenient location near town centre
- EPC Rating C - Council Tax Band C

The Location

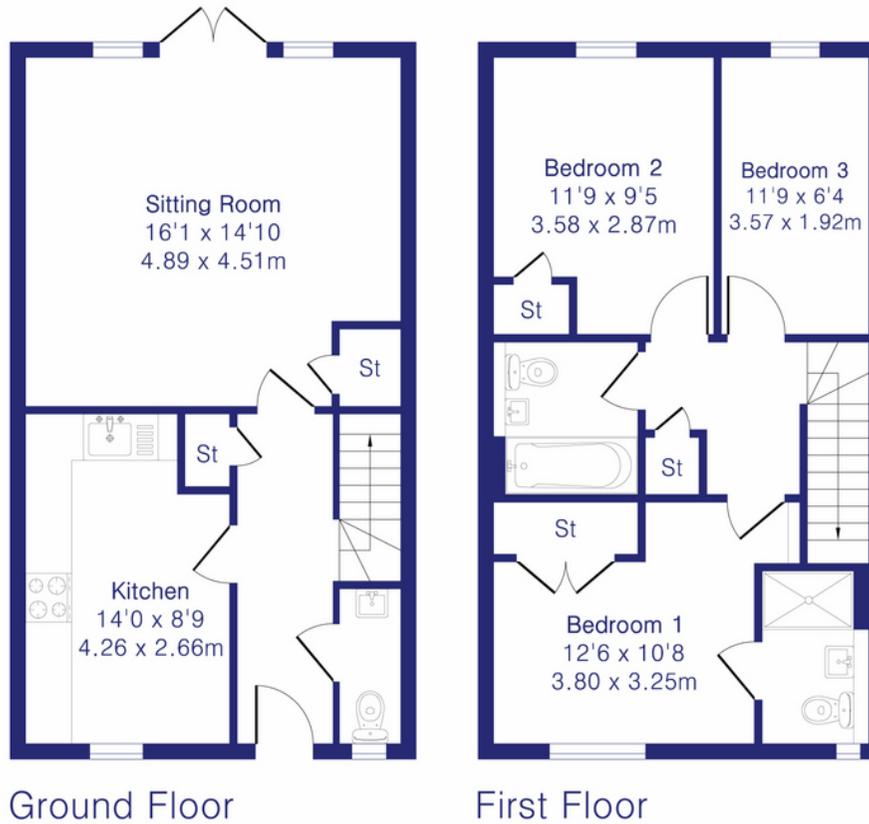
Caldecott Chase is a popular and well-established residential development in South Abingdon, known for its peaceful setting and family-friendly environment. Ideally positioned within walking distance of Abingdon town centre, local shops, schools, and green spaces, the area also offers excellent access to Oxford, Didcot, and the A34 for commuting. A great location for those seeking a balance of convenience and community.



Approximate Gross Internal Area 934 sq ft - 86 sq m

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 467 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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