



28 Baileys Crescent, Abingdon, OX14 1TJ

£489,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built within the last two years and offered in 'show home' condition. A truly impressive 4 double bedroom residence with thoughtfully arranged, light and airy accommodation, providing a high degree of versatility over its three floors, and being the centrepiece of a trio built by David Wilson Homes, within this already highly regarded north Abingdon landscaped development. Practical, contemporary and lifestyle elements combine to create a lovely sense of well-being, complimented by southerly rear garden and private driveway with comfortable two car standing.

The 4th bedroom (first floor) is currently, and very stylishly being used as an extremely comfortable lounge. The three additional double bedrooms all benefit from high-quality built-in wardrobes. There is study to the ground floor as well as a very functional utility cupboard, separate cloakroom and impressive, extremely well fitted and equipped kitchen area/living dining area, leading via French doors directly out on the southerly rear garden patio, which is ideal for alfresco dining. First floor bathroom, and en-suite 'jack and Jill' shower room serving both the second-floor bedrooms. Excellent specification throughout, balance of NHBC.



Material information

- Utilities: Mains Gas/Electricity/Water/Drainage are connected.
- Heating: Gas central heating (Radiators)
- Parking: Private driveway
- Broadband Coverage: Superfast 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

- Gas central heating to radiators
- UPVC double glazing
- Balance of 10 year NHBC guarantee
- Fabulous fitted and equipped kitchen area
- Estate maintenance charge approx. £250 per annum
- EPC Rating: B
- Council Tax Band: D

The Location

On the northern edge of Abingdon on Thames, within 2 miles of its historic and thriving town centre, to which there is a nearby regular transport service. An excellent range of schools, catering for all ages, both state and private are within a mile, as are numerous recreational facilities. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4.

Radley Village (2 miles) provides a branch line connection to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington in as little as 36 minutes.

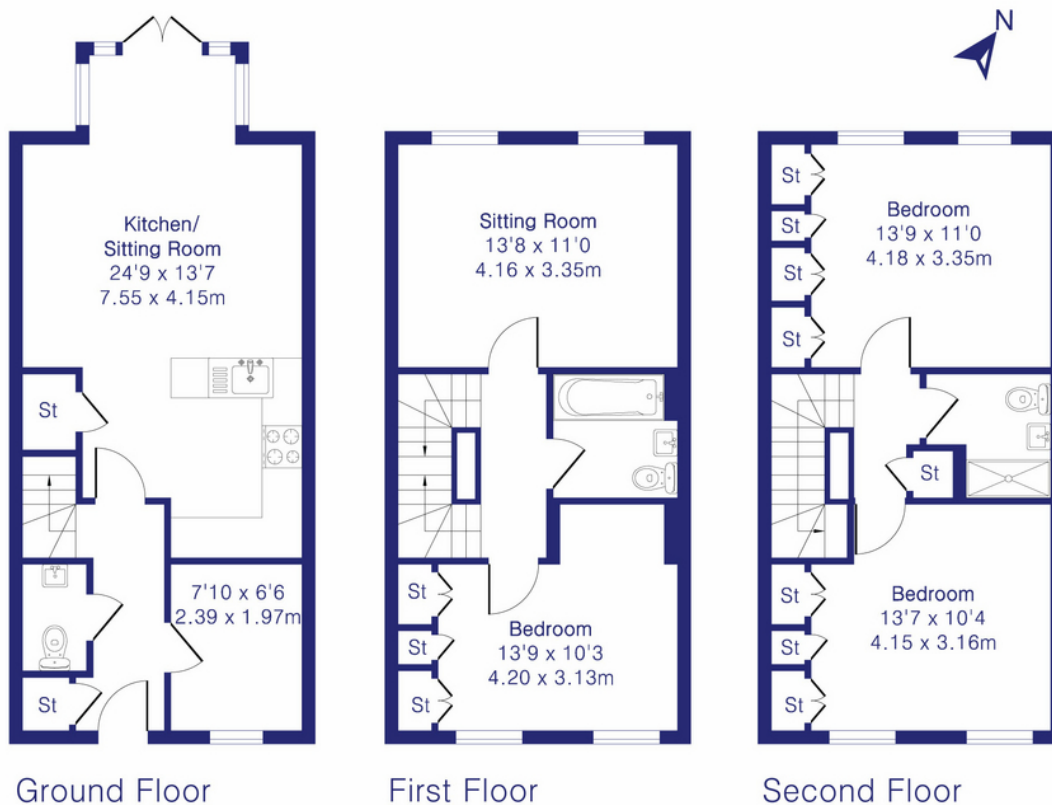


Approximate Gross Internal Area 1226 sq ft - 114 sq m

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 398 sq ft – 37 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

