



THOMAS
MERRIFIELD
SALES LETTINGS

342 Abingdon Road,
Oxford, OX1 4TQ

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A spacious, beautifully presented and extended three bedroom semi-detached family home with driveway parking for multiple vehicles.

- Semi-detached
- Kitchen with island
- Utility & ground floor W/C
- Open-plan living/dining room
- Three Bedrooms and family bathroom
- Electric charging point
- Large west facing rear garden
- Outbuilding with power
- EPC Rating: D
- Council Tax Band: C

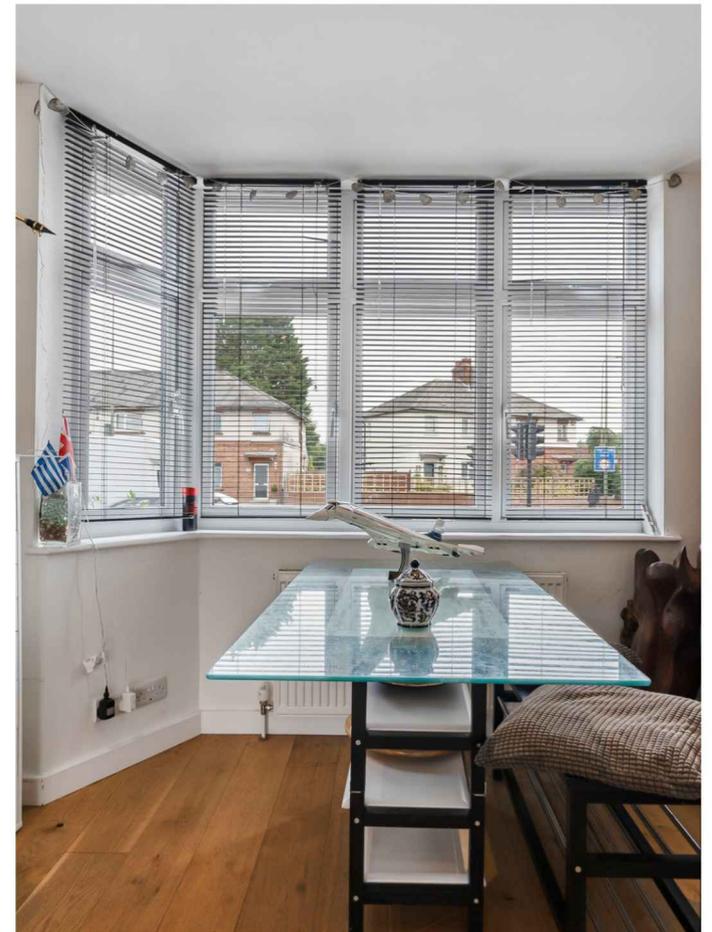
This well presented property features an extended ground floor with entrance hall, a dual aspect open-plan living/dining room, a modern kitchen with an island, underfloor heating, and bi-fold doors that open onto a deck leading to large west-facing rear garden. Utility Room with WC and upgraded boiler. Upstairs are three bedrooms and a family bathroom. The garden has a shed and outbuilding for use as an office/garden room. Both have electric. The paved driveway accommodates multiple vehicles and includes a 7kW EV charging point. Double doors with back gate access to the rear garden. Mains electricity, water and drainage. Superfast broadband is available and mobile coverage is good indoors and outdoors. While there is a risk of flooding in the local area, the property has not flooded in the 10 years that the current owner has lived at the property.

Guide Price £485,500 Freehold





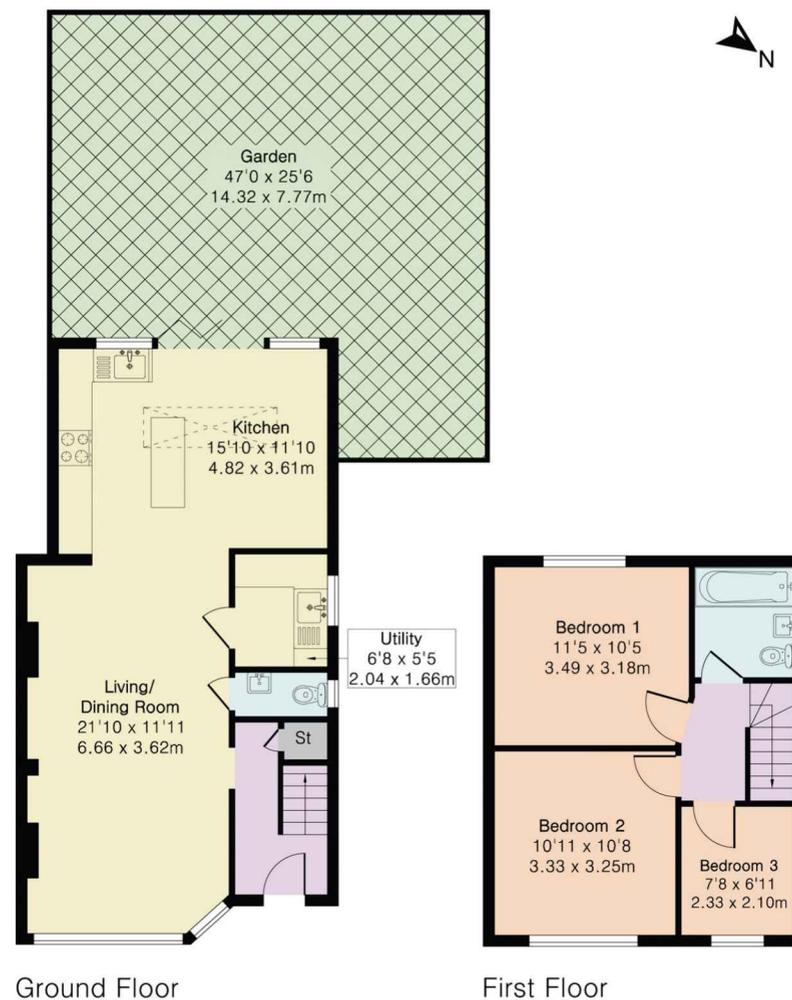
The property boasts excellent communication links, with road and public transport connections to Oxford city centre, the John Radcliffe hospital and the Oxford TUBE into London. The A34 Hinksey Hill junction is just 0.5 miles away, providing access to the Oxford Ring Road and flows round to the A40/M40. Enjoy scenic Thames path walks to Iffley Lock and Folly Bridge via Donnington Bridge. Conveniently located, the property is within 200 metres of a Tesco Express, an Off Licence and 1 mile from the Iffley Road Post Office. Close to a Sainsbury's superstore at Heyford Hill on the Southern By-pass. Oxford Rail Station, just 2 miles away and accessible via direct bus route, offers a fast 50 minute rail service into London Paddington.



Approximate Gross Internal Area 958 sq ft - 89 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 386 sq ft – 36 sq m



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