



7 Preston Road, South Abingdon, Abingdon OX14 5LB
Oxfordshire, £425,000

Preston Road, Abingdon OX14 5LB

Oxfordshire

Freehold

Well Presented Four Bedroom Semi-Detached Family Home | Kitchen, Two Reception Rooms & Large Conservatory | Utility & Modern Recently Re-Fitted Bathroom | South Facing Rear Garden With Beautiful Summerhouse | Landscaped Frontage With Off-Street Parking | Views Over The River Thames From The Front | Highly Sought After South Abingdon Location

Description

First time to the market in 34 years, is this well presented four bedroom semi-detached family home situated in the highly sought after location of South Abingdon with views over The River Thames from the front of the property. Offering adaptable accommodation throughout, this spacious property should be viewed internally to fully appreciate all there is to offer.

Offering light and airy accommodation, the property briefly comprises of entrance porch, entrance hall, kitchen, utility room, spacious living room complemented by an exposed brick fireplace home to a log burner, dining room and large conservatory to the ground floor. Additionally, there is a door from the utility into what was formerly the garage extension, which is now complete with a window and personal door to the front. To the first floor you will find four good size bedrooms with built-in double wardrobes to master bedroom and additional built-in wardrobes to bedroom 2, along with a recently re-fitted modern bathroom.

Externally the property boasts an enclosed south facing rear garden with a sheltered decked area which is perfect for alfresco dining, stone chipping border to one side, additional patio area suitable for entertaining and a central lawn. The most recent addition to the home and only circa a year old, is the beautiful summerhouse complete with bi-fold doors, power and light which can be used for a multitude of purposes to suit individual requirements. There is a landscaped front garden with an area of lawn and raised slate chippings border to one side with large area of stone chippings providing additional off road parking.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

Location

South Abingdon is ideally situated within walking distance of The River Thames and the town centre. The market town of Abingdon offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Ideally positioned for all the main travel links, with easy access to the A34 plus mainline train links in Didcot providing access to London Paddington & Oxford City Centre. Furthermore the town has two highly regarded private schools; St Helen & St Katharine and Abingdon School.

Viewing Information

By appointment only.

Local Authority

Vale of White Horse District Council.

Tax Band: D

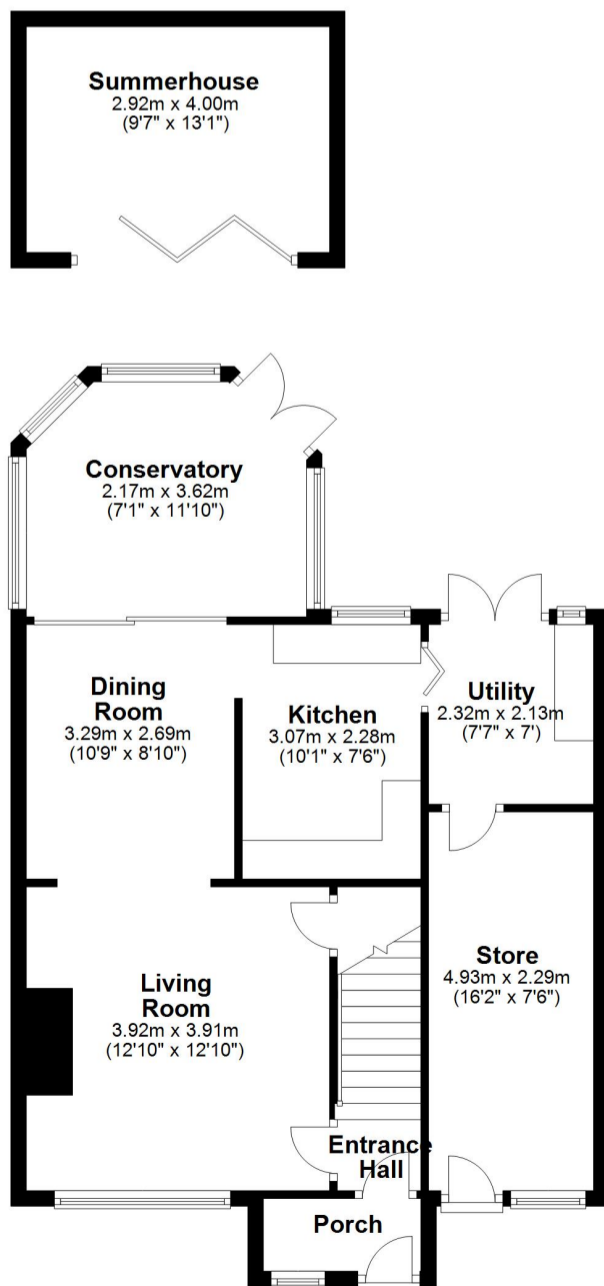


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	84
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

Waymark
Wantage Office
 T: 01235 645645
 E: wantage@waymarkproperty.co.uk

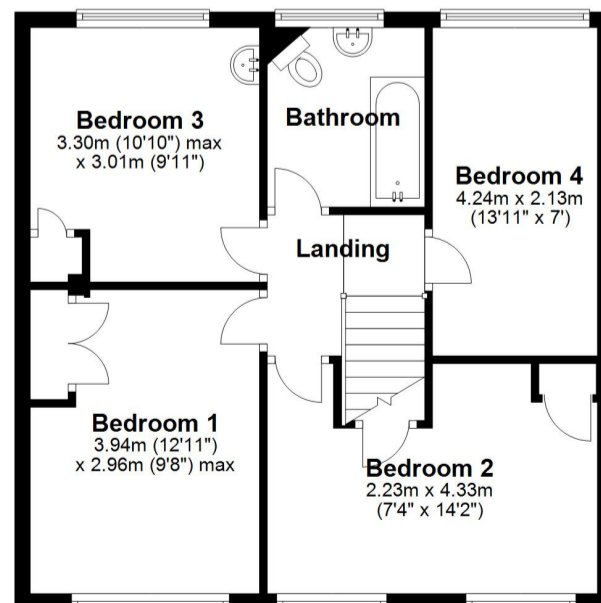
Ground Floor

Approx. 78.0 sq. metres (839.6 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.