



North Avenue
Abingdon

Carter Jonas

24 NORTH AVENUE ABINGDON OX14 1QN

4 bedrooms & 2 bathrooms
Spacious kitchen/dining room
Sitting room & separate snug/study
Driveway with single garage

DESCRIPTION

An individual four bedroom detached family home built by the current owner approximately 27 years ago in this very convenient and well regarded North Abingdon side road.

The accommodation extends to just under 2300sq ft (inc. garage) with the ground floor incorporating a generous entrance hall; a well-fitted kitchen/dining room; utility room; cloakroom; sitting room with fireplace, fitted log burner and sliding doors leading to a conservatory; and a snug which could also be used as a study.

The first floor comprises a principal bedroom with a double and triple wardrobe and a recently re-fitted ensuite shower room; three further double bedrooms with wardrobes; and a family bathroom with corner bath and separate shower.

There are delightful gardens to both front and rear; the front provides a driveway with parking for a number of cars and leads to an integral garage. There is a good width to the right hand side of the house and the rear garden extends to approximately 75' and is established with a pergola covered by a grape vine.

LOCATION

Located just off the Oxford Road, within 2 miles of the town centre, the property is situated within the Dunmore Primary School catchment area and is walking distance to the local medical centre. The X3 bus route direct to Abingdon and Oxford City is just a 2-minute walk. The town centre benefits from a range of shops, pubs, restaurants and coffee shops. Oxford City can be found just 6 miles north and London can be reached in just 37 minutes from nearby Didcot Parkway station.

IMPRESSIVE DETACHED HOUSE OFFERING WELL PRESENTED AND FLEXIBLE FAMILY ACCOMMODATION WITHIN THIS HIGHLY SOUGHT AFTER NON-ESTATE NORTH ABINGDON LOCATION COMPLEMENTED BY A SINGLE GARAGE AND MATURE C.75 FT REAR GARDEN.



FURTHER INFORMATION:

Tenure - Freehold
Council Tax - Band G
Local Authority - Vale of White Horse
EPC Rating - C

All mains services are connected.
Good outdoor mobile coverage, limited indoor on some
networks. Checker.ofcom.org

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling
agents Carter Jonas - T: 01865 511444

Directions: OX14 1QN



Approximate Gross Internal Area 2299 sq ft – 214 sq m
Ground Floor Area 1288 sq ft – 120 sq m
First Floor Area 1011 sq ft – 94 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	71	81
EU Directive 2002/91/EC		

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Offices throughout the UK



IMPORTANT INFORMATION

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