



**Oxford Road**  
Abingdon

**Carter Jonas**

# 79 OXFORD ROAD ABINGDON OX14 2AB

4 bedrooms & 3 bathrooms  
Open plan kitchen/dining/family room  
Separate sitting room  
Garden studio & off street parking

## DESCRIPTION

This deceptively spacious town house offers fabulous accommodation over three floors and is ideally located for the town centre and for the bus stops into Oxford.

The ground floor accommodation is centred around a superb open plan family kitchen which opens onto the rear garden. There is an excellent range of kitchen units with a number of built in appliances and ample space for tables and sofas. The room extends to over 20' in each direction. The ground floor also has a sitting room with bay window and cloakroom.

The main bedroom is on the first floor with an ensuite bathroom and a full width bank of wardrobes along one wall. There is a further double bedroom and a bathroom with bath and separate shower on the first floor. The second floor has two further double bedrooms and a shower room.

The property is located in a courtyard style setting and has two parking spaces immediately to the front. The rear garden has been designed to be low maintenance with a timber deck adjacent to the house and an expanse of gravel with borders. There is a useful studio located at the end of the garden.

## LOCATION

Abingdon on Thames is an historic market town offering a broad range of shopping, recreational facilities, and schooling with the well reputed local schools within walking distance of the property. There are also many lovely walks around the town including walks along the River Thames.

## A GENEROUSLY PROPORTIONED FOUR BEDROOM TOWN HOUSE WITH ACCOMMODATION OVER THREE FLOORS.



Abingdon is just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34, connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes. There are bus stops serving the town centre and Oxford just along from the house on the Oxford Road. Nearby shops can be found on Northcourt Road.

## ADDITIONAL INFORMATION

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

**Directions:** OX14 2AB

Tenure: Freehold  
All mains services connected.  
Council Tax: Band D  
EPC Rating: C

According to Ofcom, superfast broadband is available in this area.  
Mobile coverage is likely outdoor but limited indoor on some networks.



**Approximate Gross Internal Area 2099 sq ft - 194 sq m**

Ground Floor Area 821 sq ft – 76 sq m

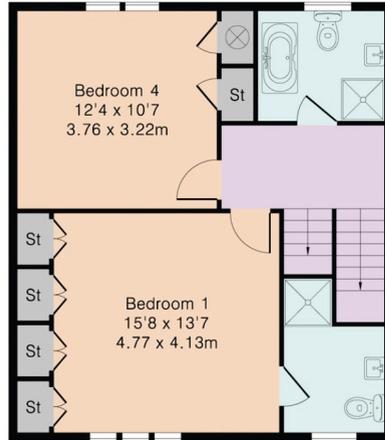
First Floor Area 585 sq ft – 54 sq m

Second Floor Area 585 sq ft – 54 sq m

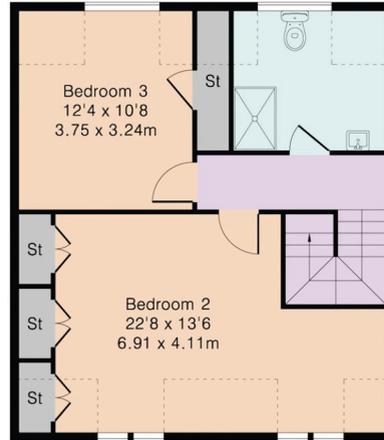
Outbuilding Area 108 sq ft – 10 sq m



Ground Floor



First Floor



Second Floor



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.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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