



**Radley Road**  
Abingdon

**Carter Jonas**



## 271 RADLEY ROAD ABINGDON OX14 3SL

3/4 double bedrooms & 2 bathrooms  
Contemporary kitchen/breakfast room  
Separate utility room  
Garden studio & ample off-street parking

### DESCRIPTION

This beautifully refurbished property is situated in a desirable non-estate location in North Abingdon, close to the BBOWT Nature Reserve. It features an impressive 24-foot sitting room, complemented by a versatile family room that can serve as a fourth bedroom.

The heart of the home is a stunning 18-foot contemporary kitchen/breakfast room, complete with a separate utility area and French doors that open onto the westerly facing rear garden which extend to over 100' and benefit from a patio area, garage/workshop/storage, lawn and a fabulous garden studio which makes an ideal study or home office.

The first floor boasts a 21-foot main bedroom with en-suite bathroom and garden views, along with two additional double bedrooms and a stylish family bathroom. The property also benefits from a welcoming hallway, cloakroom and fully enclosed gated front gardens that provide ample parking.

### 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 a short distance of the property. There are also many lovely walks around the town including walks along the River Thames.

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.

## AN EXTENDED AND REFURBISHED FOUR BEDROOM FAMILY HOME PROVIDING FLEXIBLE ACCOMMODATION AND A SUPERB GARDEN STUDIO/HOME OFFICE SITUATED WITHIN ONE OF ABINGDON'S MOST DESIRABLE AREAS





There is a bus stop almost opposite the house with a regular service to both Oxford city centre and Abingdon town centre.

Tenure: Freehold  
All mains services are connected.  
Gas central heating.  
EPC rating: C  
Council Tax band: E

According to Ofcom, ultrafast broadband is available.  
Mobile coverage is likely outdoor but limited indoor on some networks.

## ADDITIONAL INFORMATION

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

**Directions:** OX14 3SL





**Approximate Gross Internal Area 1740 sq ft - 161 sq m  
(Excluding Outbuilding)**

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 788 sq ft – 73 sq m

Outbuilding Area 295 sq ft – 27 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.

**Carter Jonas**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



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