



3 Higgins Row North Street, Marcham OX13 6NG



3 Higgins Row North Street

Marcham, Abingdon

Impressive and very spacious nearly new double fronted three bedroom mews house located within the heart of the highly desirable village of Marcham, offering a high specification lifestyle including under floor heating and high quality and very stylish German fitted kitchen, complimented by private south-west facing gardens and versatile insulated garden home office.

3 Higgins Row is situated in a delightful non-estate location within the heart of this very popular village which offers amenities including general store with post office, ancient parish church, primary school, public house and excellent sporting facilities. Useful distances include Abingdon town (circa. 3 miles), Oxford city (circa. 8 miles) and Didcot town with its useful mainline railway station to London Paddington (circa. 8 miles).

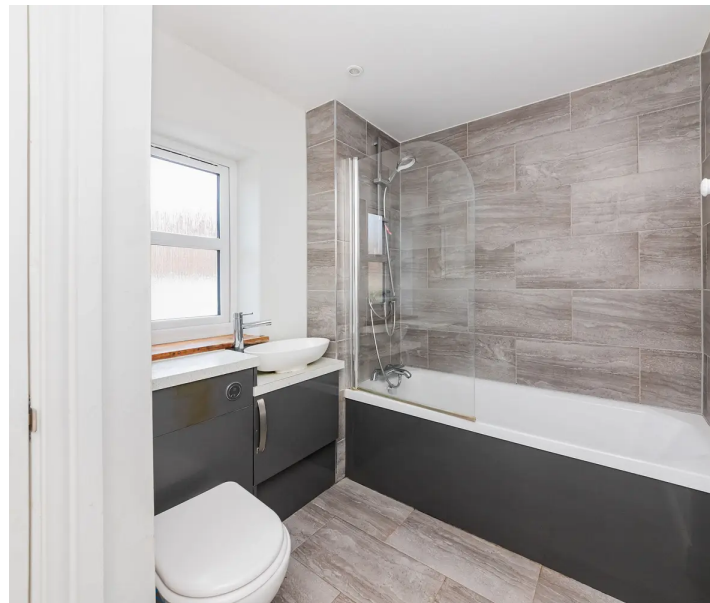
Leave Abingdon town centre using Ock Street and continue over the mini-roundabout onto the Marcham Road. Proceed under the A34 towards the village of Marcham. Proceed through the village and shortly after the sharp double S bend turn right onto North Street where the property is located immediately on your left hand side.





Key Features

- Entrance hall with porcelain tiled floor and useful cloakroom off
- Double aspect 18' lounge with French doors leading to rear garden
- Contemporary German kitchen with a range of integrated Neff appliances, an excellent selection of floor and wall units open plan to dining area with French doors to gardens and separate utility room
- Landing leading spacious master bedroom with en-suite shower room
- Two further double bedrooms with modern three piece family bathroom
- Features include under floor heating and solid oak doors throughout, uPVC double glazed windows and lighting controlled via an app
- South-West facing rear garden with extensive patio, insulated garden home office and gated rear access leading through to two allocated parking spaces and further visitor parking



Council Tax band: D

Tenure: Freehold

EPC: C

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1




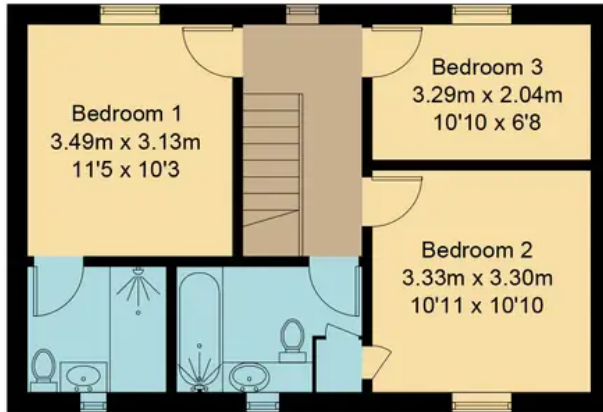
Higgins Row, OX13

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

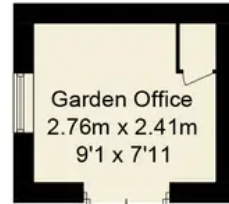
Garage = 6.8 sq m / 73 sq ft

Total = 101.7 sq m / 1094 sq ft

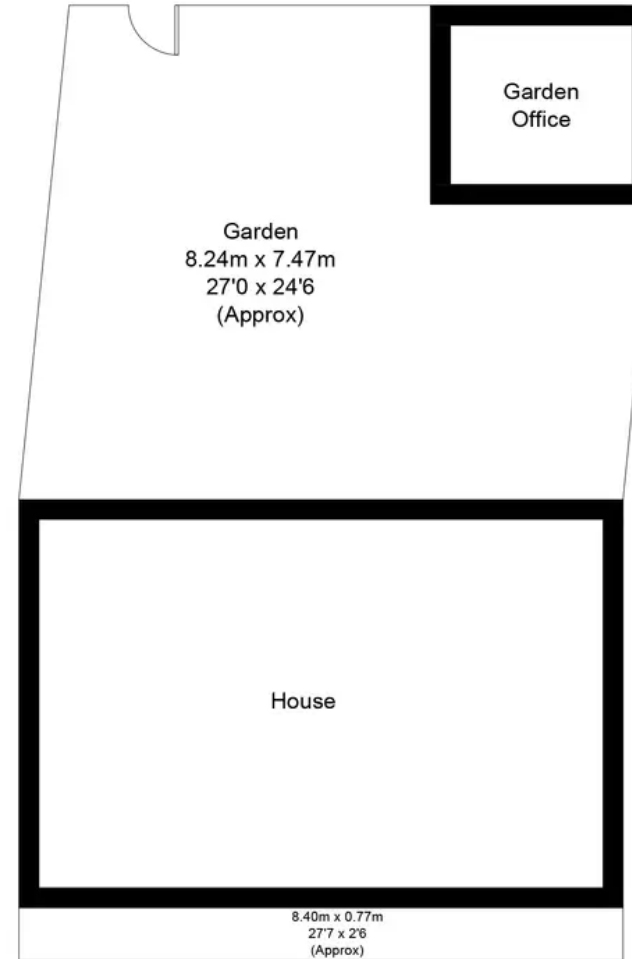
 = Reduced headroom below 1.5m / 5'0



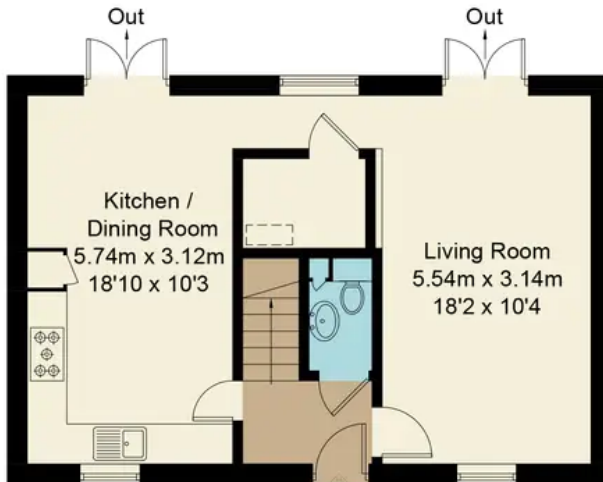
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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