



45 Baker Road, Abingdon OX14 5LQ

45 Baker Road

Substantially extended four-bedroom family home, well situated within this very popular location, offering many features including separate front living room and an impressive open plan kitchen/dining room, complemented by separate utility room leading onto the rear gardens, sold with no ongoing chain.

Baker Road is a very popular location offering easy pedestrian access to many nearby amenities including an excellent primary school, general shops and delightful Thames-side walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

Bedrooms: 4

Bathrooms: 2

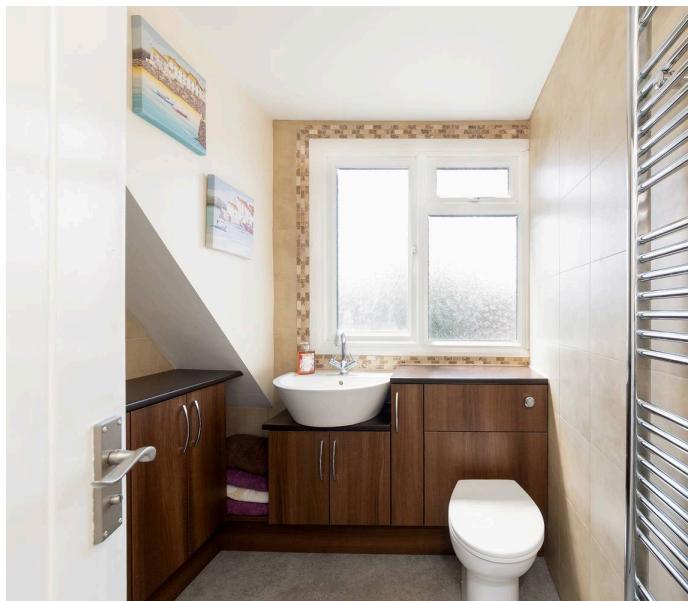
Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





Key Features

- Enclosed entrance porch leading to separate front living room
- Extended Kitchen/dinning room incorporating well equipped kitchen offering an excellent selection of floor and wall units complemented by large central island/breakfast bar with underfloor heating
- Generous open plan dining area complemented by ceramic hard tile flooring
- Inner hall leading to utility cupboard, walk in larder cupboard and very large separate utility room with bathroom off with white suite
- Large main double bedroom benefits from two separate windows and an extensive selection of fitted bedroom furniture
- Three further first floor double bedrooms complemented by family bathroom with white suite
- Features include PVC double glazed windows, mains gas radiator central heating (efficient condensing combination gas boiler) and the property will be sold with no ongoing chain
- Outside the front gardens provide block paved hard standing parking facilities leading to the integral garage with electronically operated roller up and over door
- Well presented rear gardens include lawn and mature flower and shrub borders complemented by outbuilding and further wooden garden store - the whole enclosed by trees, shrubbery and fencing

Extended four-bedroom family home, situated within this very popular location, offering many



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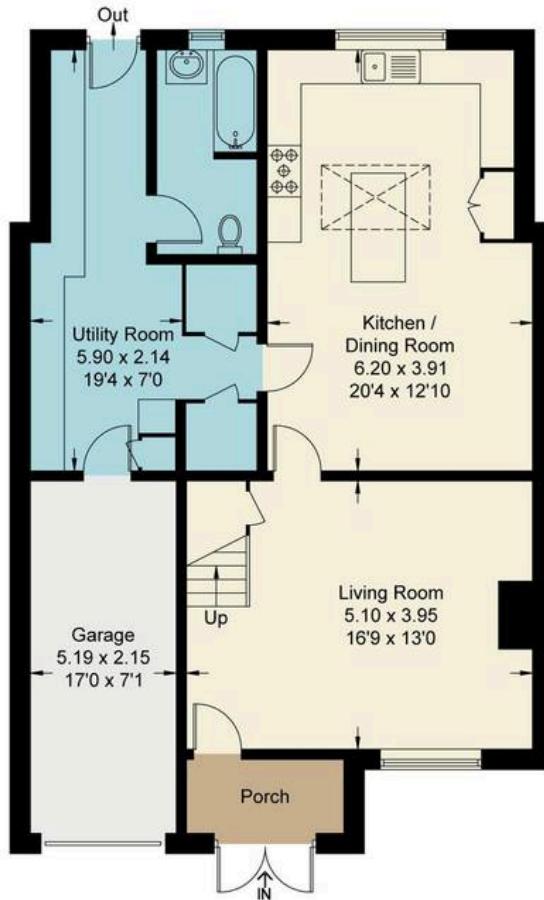
Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft

Shed = 6.5 sq m / 71 sq ft

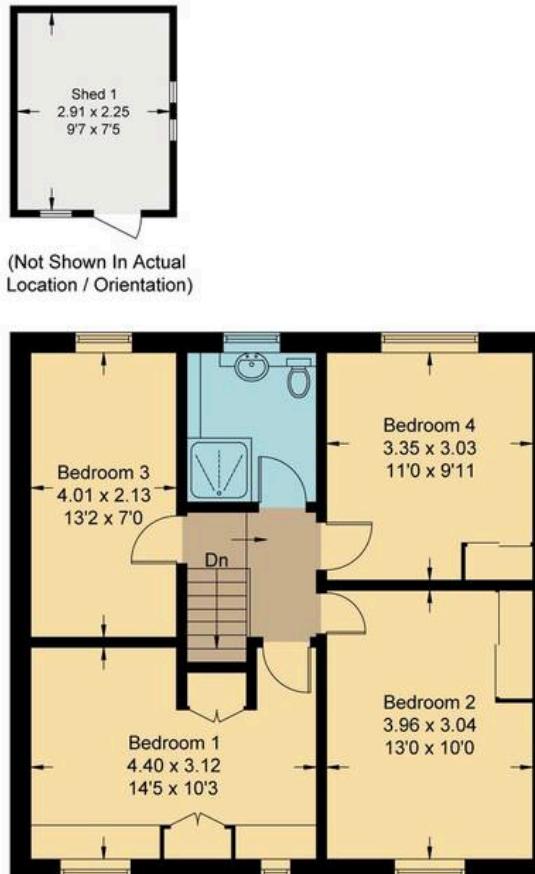
Garage = 11.2 sq m / 121 sq ft

Total = 141 sq m / 1519 sq ft

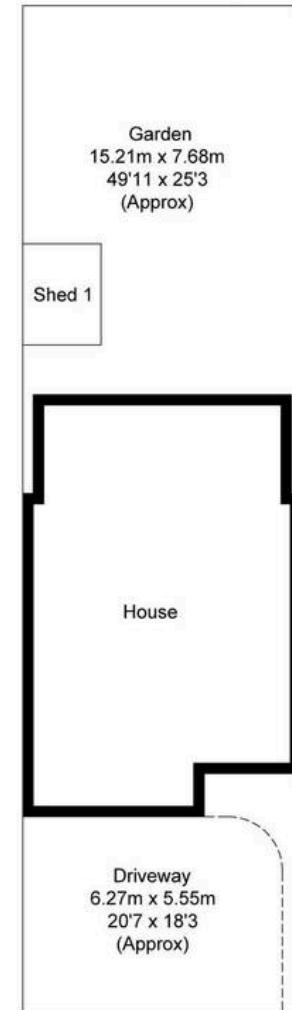
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

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