



37 Coromandel, Abingdon OX14 5QD



## 37 Coromandel

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A well located and rarely available two bedroom detached bungalow with generous driveway parking, single garage and pleasant rear garden

Coromandel is a popular and established location offering easy pedestrian access to nearby shops and schooling. there is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) boasting a wide range of facilities.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



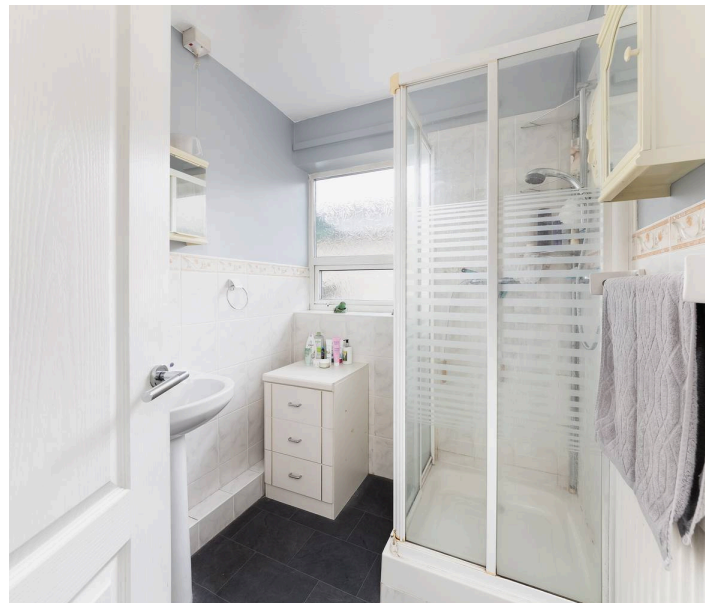




## Key Features

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- Entrance hall with ample storage leading to the living room
- Generous living room with attractive bay window to the front aspect and feature central fireplace
- Fitted kitchen with door leading out onto the driveway
- Two well proportioned bedrooms, both of which overlook the rear garden (bedroom one benefitting from built-in storage)
- Shower room with white suite
- Externally the property benefits from block paved parking facilities for several vehicles, gated side access leads to a further driveway which in turn approaches a single garage with light and power
- The rear gardens are predominately laid to lawn with mature borders and a full width paved terrace



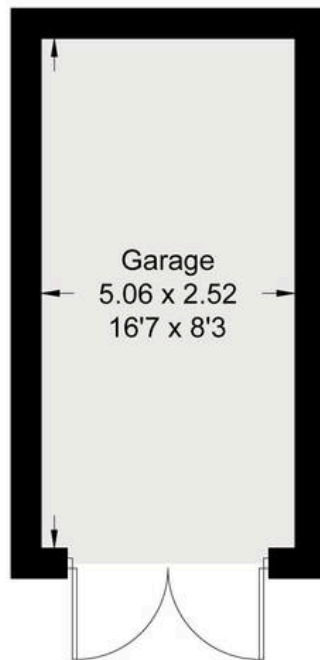
# Coromandel, OX14

Approximate Gross Internal Area = 56.30 sq m / 606 sq ft

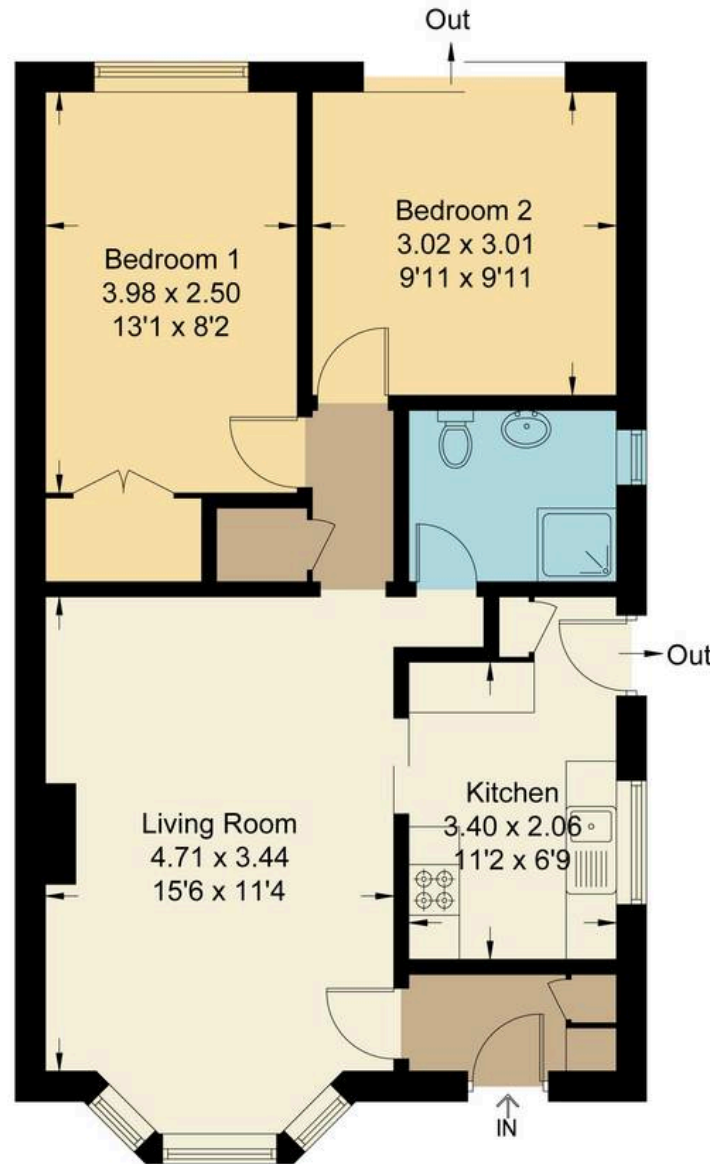
Shed = 12.70 sq m / 137 sq ft

Total = 69.0 sq m / 743 sq ft

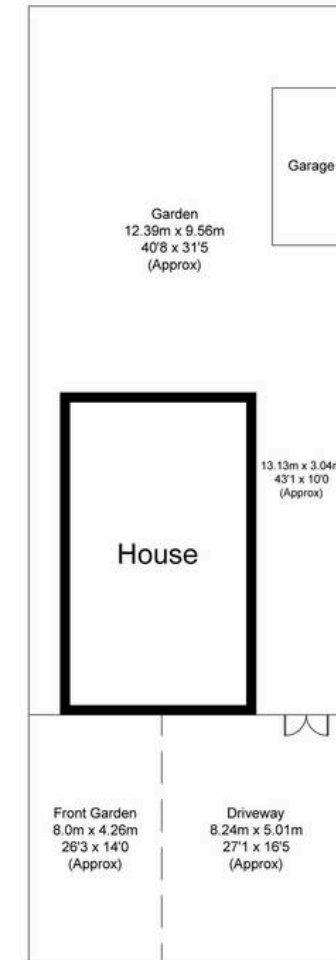
For identification only - Not to scale



**Garage**



**Ground Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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