



7 Barfleur Close, Abingdon OX14 2RF

# 7 Barfleur Close

Larger design of modern two bedroom semi-detached house, well situated in a popular North Abingdon cul-de-sac location close to many amenities, offering superbly presented accommodation including two double bedrooms and refitted bathroom, impressive 17' living room and stylishly refitted kitchen leading to double glazed conservatory overlooking the enclosed rear gardens.

Barfleur Close is a very popular cul-de-sac situated on the edge of the Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles). The A34 intersection is a short drive providing a quick route onto many destinations proceeding both north and south. For railway commuters there is Radley railway station (circa. 1 mile) and Didcot mainline railway station to London Paddington (circa 8 miles).

Bedrooms: 2

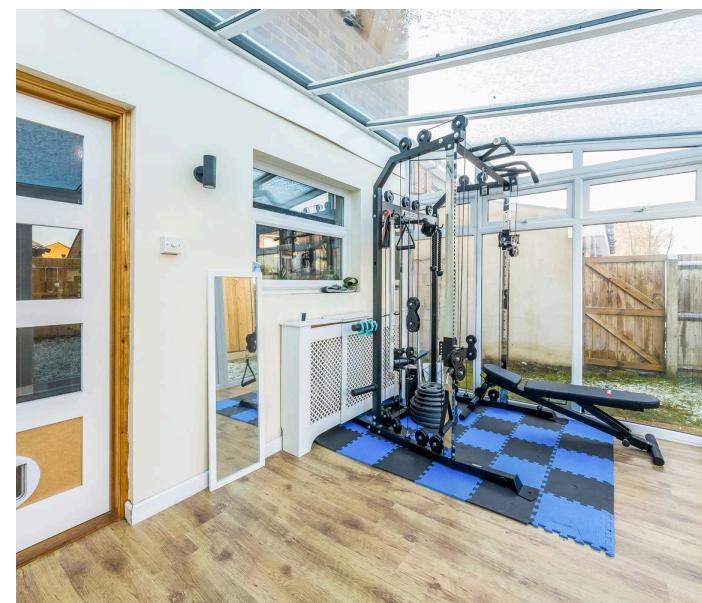
Bathrooms: 1

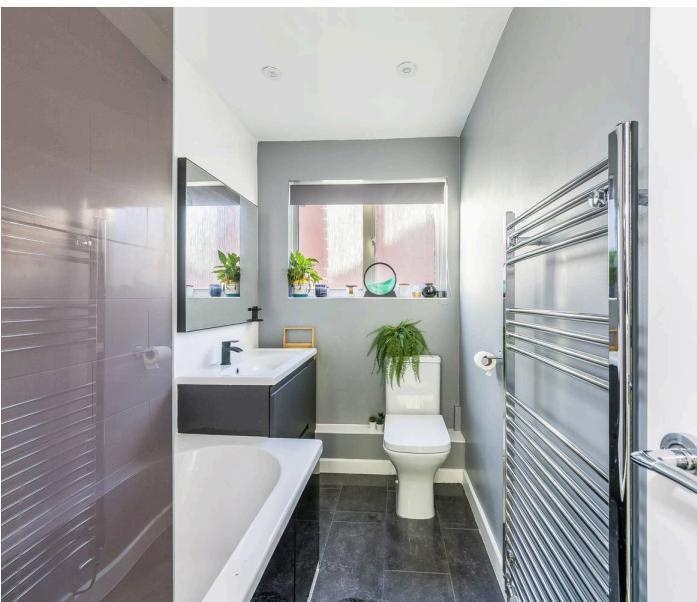
Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





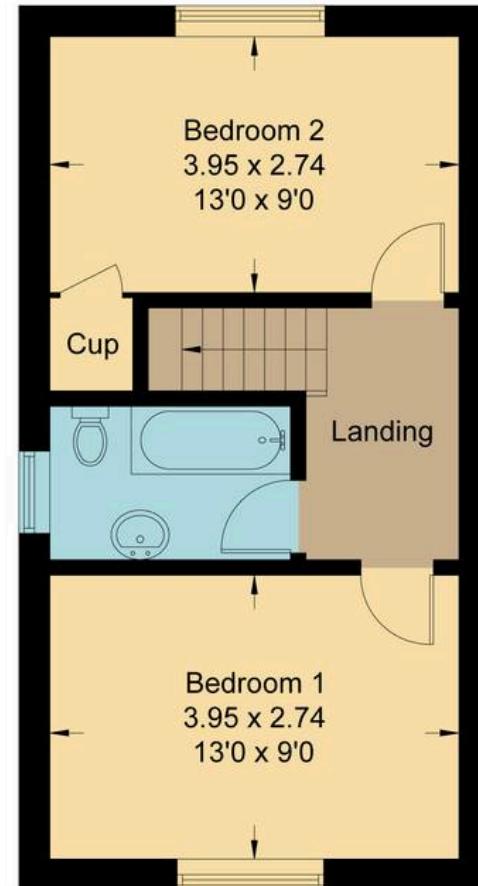
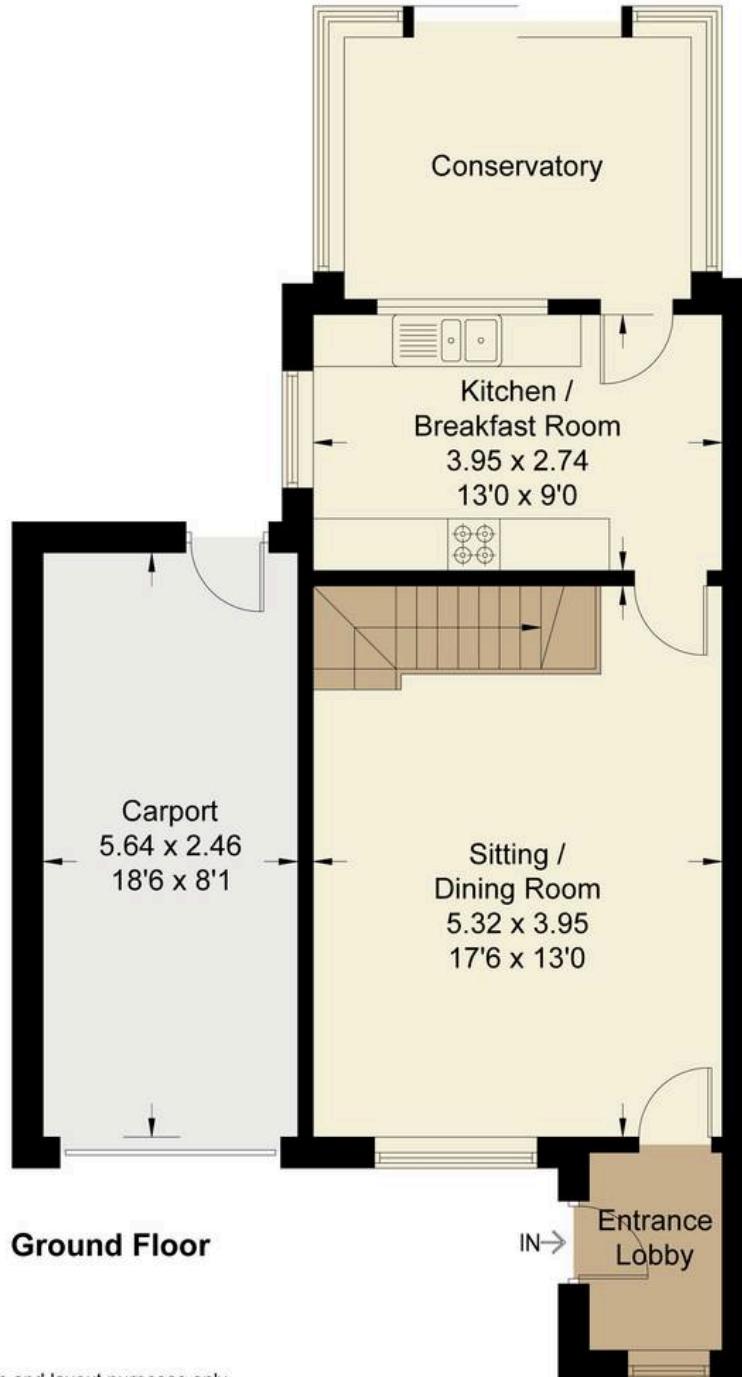
## Key Features

---

- Enclosed entrance porch leading to impressive 17' living room
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by several built-in electrical appliances with oak working surfaces over
- Spacious double glazed conservatory with double doors leading to rear gardens
- Two double bedrooms complemented by stylishly refitted bathroom with contemporary white suite
- Double glazed windows, mains gas radiator central heating and the sellers wish to purchase a brand new property, clearly putting the end of chain in sight
- Front gardens providing hard standing parking facilities leading to carport
- Well maintained and fully enclosed rear gardens predominantly laid to lawn, leading to large wooden garden store - the whole enclosed by fencing

# Barfleur Close OX14

Approximate Gross Internal Area = 74.30 sq m / 800 sq ft  
Carport = 13.90 sq m / 150 sq ft  
Total = 88.20 sq m / 950 sq ft  
For identification only - Not to scale



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited