



17 Berry Croft, Abingdon OX14 1JN



# 17 Berry Croft

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Substantially extended 3/4 bedroom semi-detached family home complemented by good size mature gardens, including front gardens with private driveway parking leading to an integral garage, well situated within this established location.

Berry Croft is a popular and established location offering easy access to nearby shops, excellent schooling (including Abingdon College) and Abingdon town centre with its many facilities. There is a quick route on to the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

Bedrooms: 3

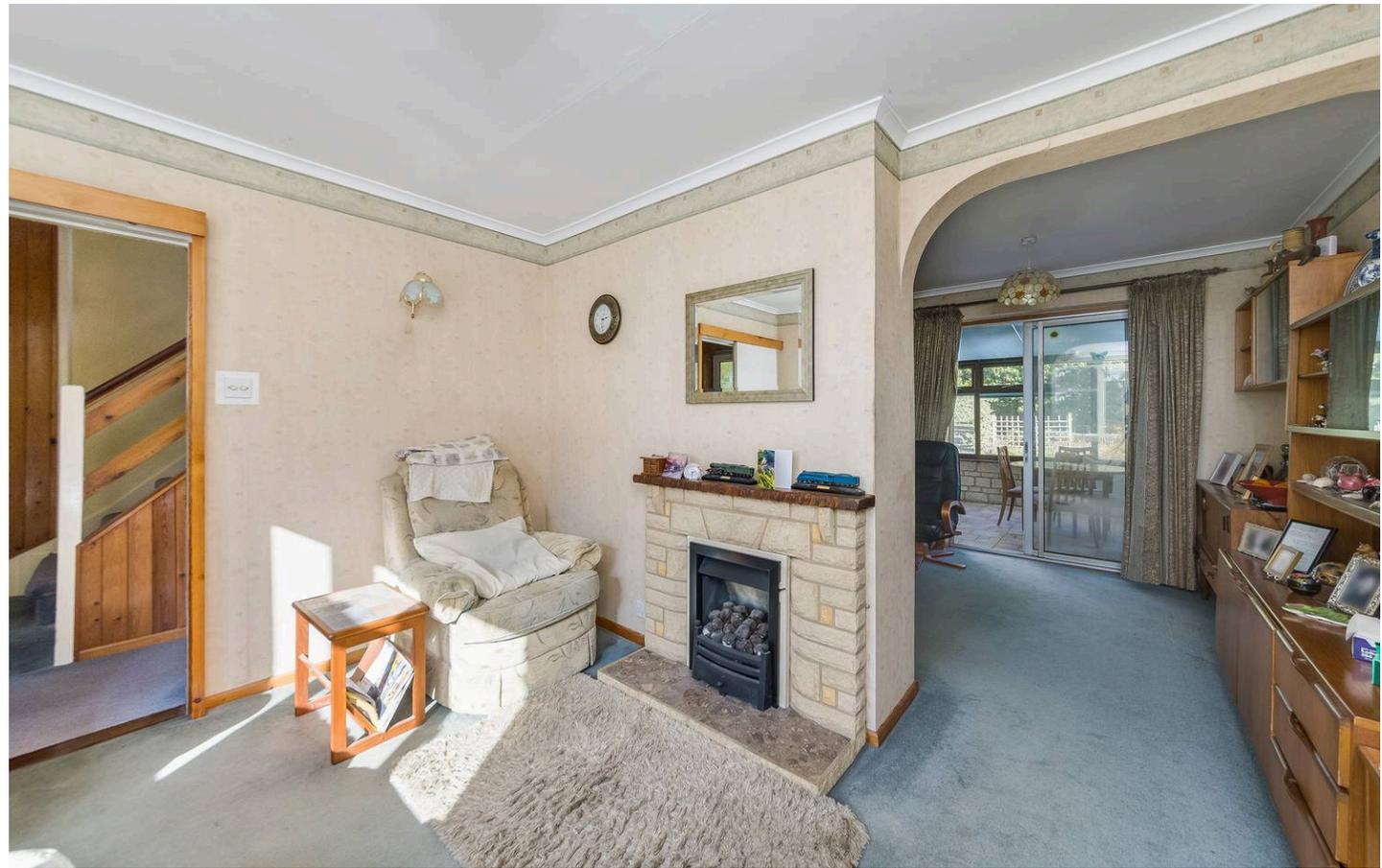
Bathrooms: 1

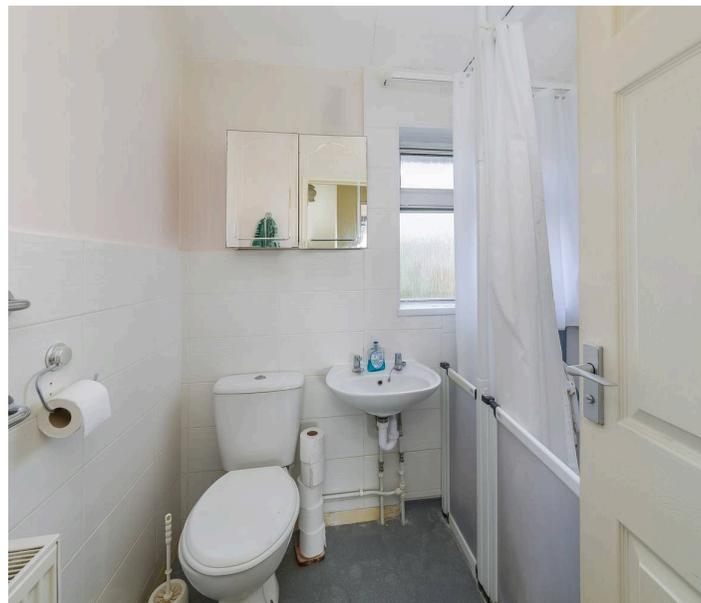
Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC: D





## Key Features

- Entrance hall into front spacious living room partly open planned dining room
- Double glazed conservatory overlooking the rear gardens and kitchen
- Substantial extension including a versatile room (originally built as a second garage), which in turn leads to separate utility room with cloakroom off. This section of the house could be adapted to provide independent annex accommodation - subject to the necessary consents
- Generous main first floor double bedroom benefiting from built-in wardrobe cupboards
- Two/three further first floor bedrooms, one of which has been partially divided to create a potential fourth bedroom if required, complemented by a family shower room
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to large integral garage with useful workshop area to the rear
- Attractive generously sized rear gardens featuring extensive patio areas, wonderful mature Magnolia tree, two wooden garden stores - the whole enclosed by mature trees, shrubs and fencing, affording good degrees of privacy



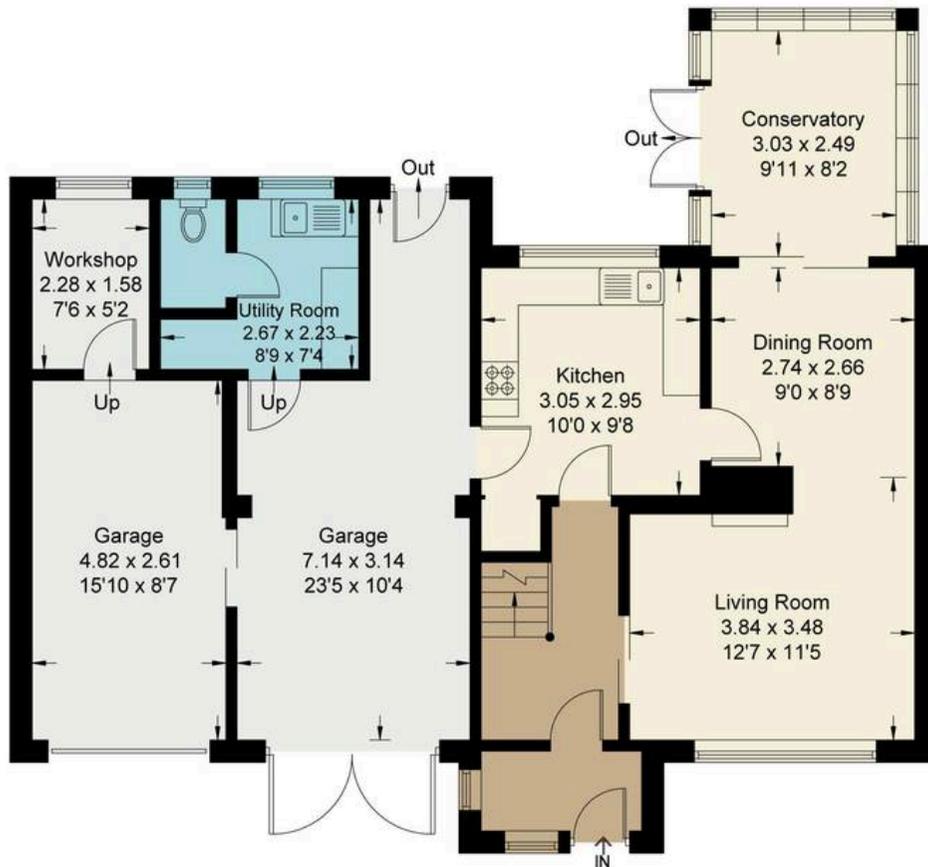
# Berry Croft, OX14

Approximate Gross Internal Area = 107.30 sq m / 1155 sq ft

Garage = 31.70 sq m / 341 sq ft

Total = 139.0 sq m / 1496 sq ft

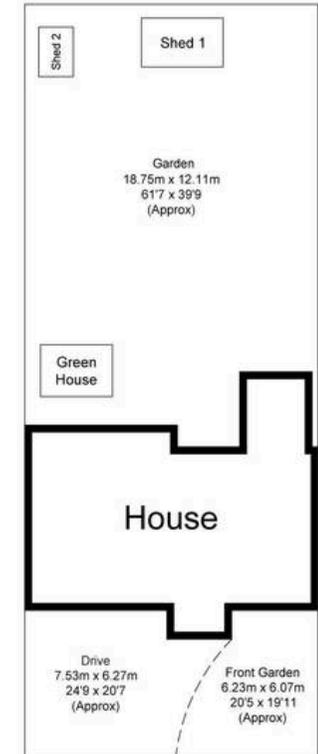
For identification only - Not to scale



Ground Floor



First Floor



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