



60 Appleford Drive, Abingdon OX14 2BU



## Key Features

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A highly versatile 3/4 bedroom family home, well located opposite green space within this extremely sought after North Abingdon location. Having been substantially extended and improved by the current owners to now provide a highly versatile residence with three first floor bedrooms and family bathroom plus a ground floor bedroom and contemporary shower room. Externally the property benefits from driveway parking to the front and recently landscaped gardens complete with a full width paved terrace with path leading to an attractive timber lodge ideal for a multitude of uses, a work from home space, luxurious summer house or gym.

60 Appleford Drive is situated in a very popular and established location offering easy pedestrian access to many nearby shops, several bus stops, excellent schooling including the sought after Rush Common Primary school and the thriving town centre's wide range of facilities. The A34 is a short drive leading to many important destinations north and south and Radley railway station (circa. 2.2 miles) and Oxford City (circa 6 miles).

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

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- Entrance hall with storage and stairs rising to the first floor
- 15' x 11' living room with double doors opening into the extension
- Modern fitted kitchen/breakfast room to the front aspect
- Contemporary ground floor shower room
- Highly versatile additional ground floor bedroom with a window overlooking the gardens, this could also be used as a snug or generous work from home space
- To the first floor are three bedrooms serviced by a family bathroom with white suite
- East facing landscape gardens in excess of 74' in length all complete with 15' x 7' x 12', 3 double aspect garden lodge



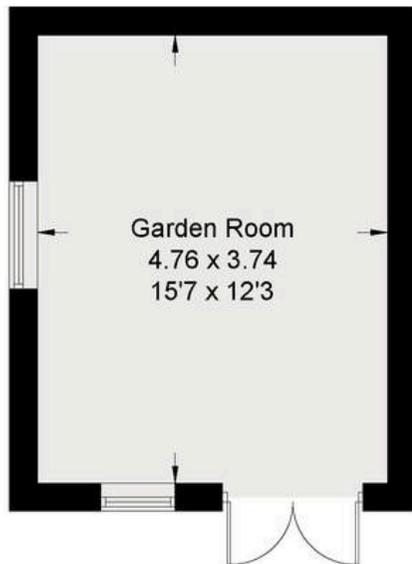
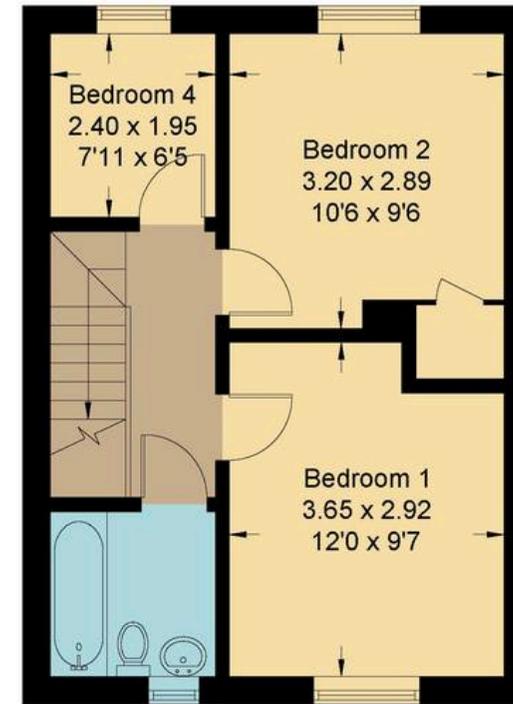
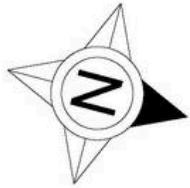
# Appleford Drive, OX14

Approximate Gross Internal Area = 88.50 sq m / 953 sq ft

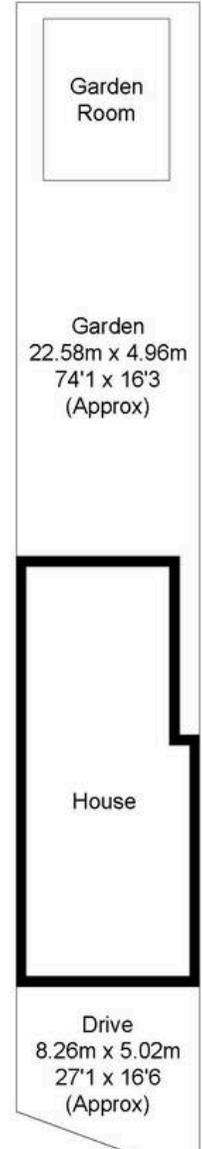
Garden Room = 17.80 sq m / 192 sq ft

Total = 106.30 sq m / 1145 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



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