



12 Edgar Gardens, Marcham OX13 6UE

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## 12 Edgar Gardens

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Nearly new three bedroom semi-detached family home situated in the highly sought after village location offering many features including master bedroom with en-suite facilities, well equipped open plan kitchen and dining room which overlooking the rear gardens and separate bay fronted living room.

12 Edgar Gardens is well-situated within this small, select village development. Marcham is a popular village situated only 3 miles from Abingdon town, and offers easy vehicular access to Oxford city and the M4 motorway. The village offers many amenities including general store with post office, ancient parish church, primary school and nursery, public house and new village hall with ample social and sporting facilities. Useful distances include Abingdon town (circa. 3 miles), Oxford city (circa. 6 miles) and Didcot town with its useful mainline railway station to London Paddington (circa. 10 miles).

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Council Tax band: TBD

Tenure: Freehold

EPC: TBC





## Key Features

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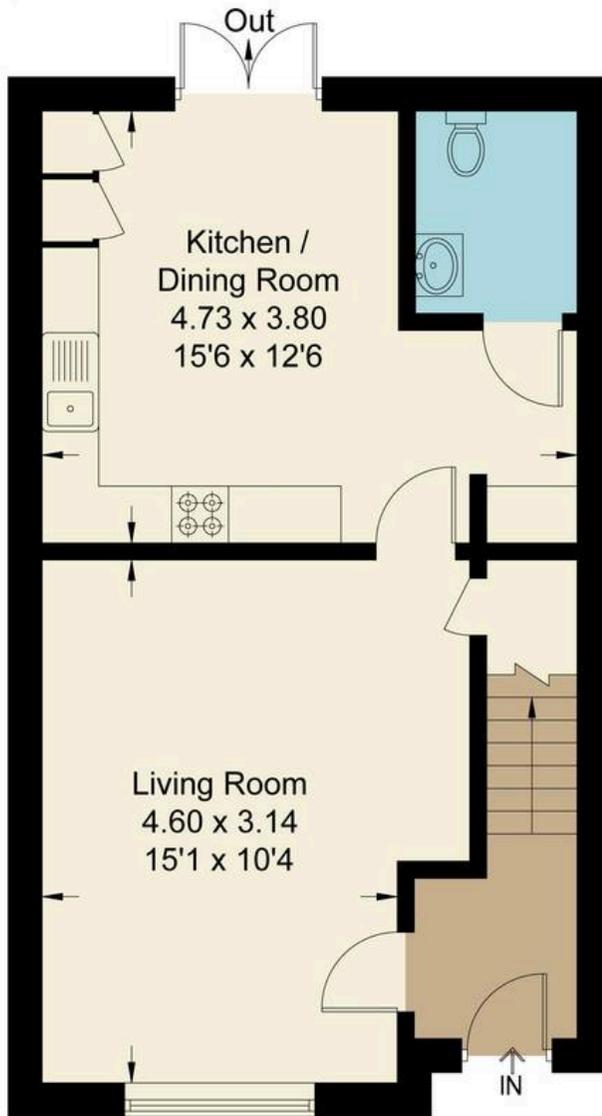
- Inviting entrance leading to impressive bay fronted living room
- Well equipped and spacious kitchen and dining room with an excellent selection of floor and wall units with many built-in electrical appliances with useful cloak room and utility area off
- Delightful master bedroom with built-in wardrobe cupboards and en-suite shower room
- Two further spacious bedrooms complemented by family bathroom
- Front gardens leading to private parking with EV charging point and the property benefits from solar panels contributing to greatly reduced electricity bills
- Attractive and larger than average fully enclosed rear gardens with patio and lawn with gated side access
- PVCu double glazed windows, mains gas radiator central heating and the remainder of the original builders NHBC guarantee



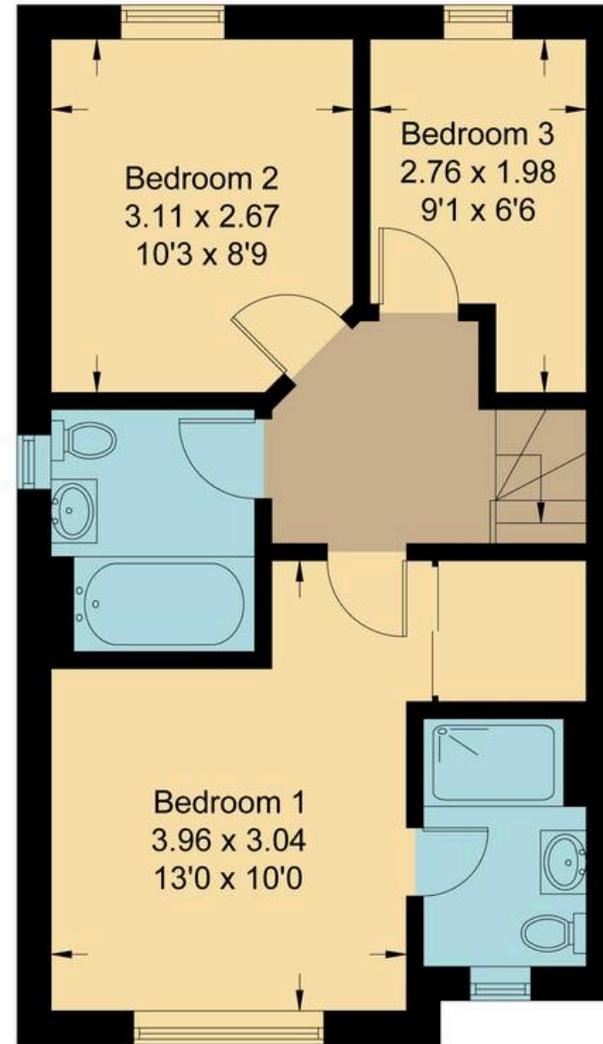


# Edgar Gardens, OX13

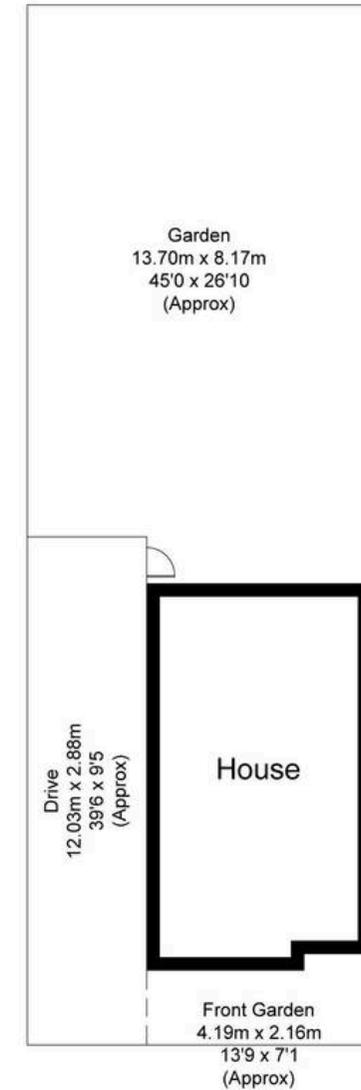
Approximate Gross Internal Area = 79.60 sq m / 857 sq ft  
For identification only - Not to scale



**Ground Floor**



**First Floor**



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