



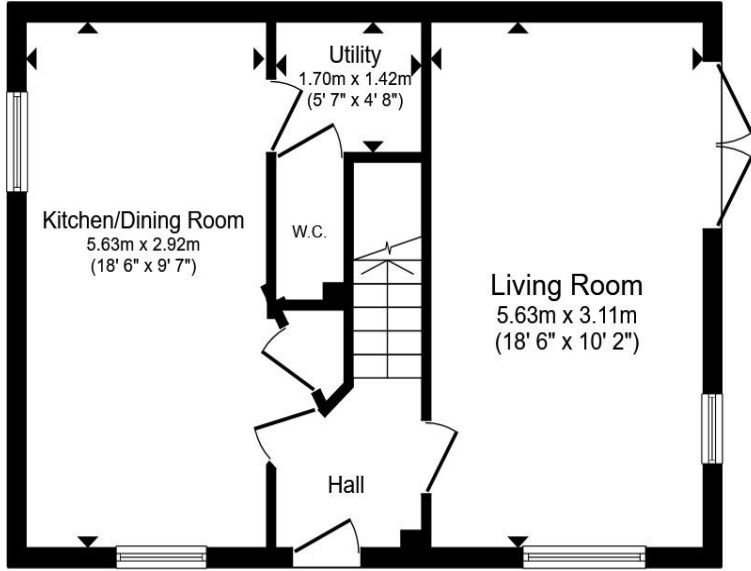
The Hawthorns, Sutton Courtenay, Abingdon, OX14 4GA

welcome to

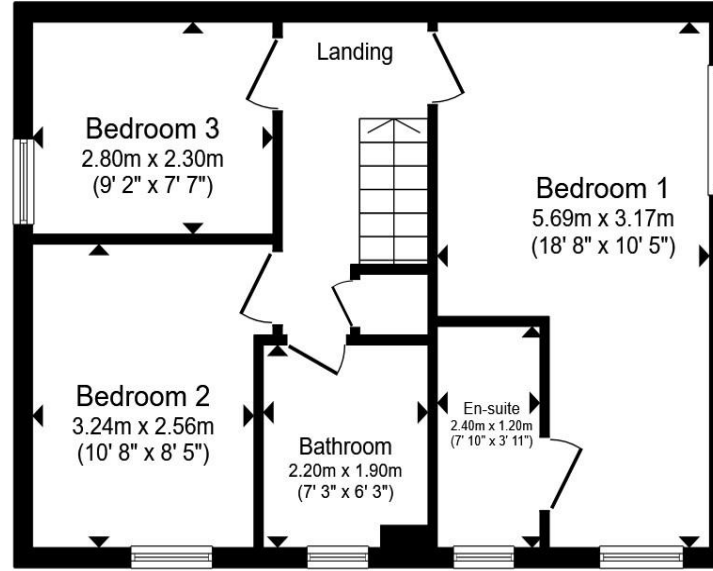
The Hawthorns, Sutton Courtenay Abingdon

Allen and Harris are proud to present this three-bedroom semi-detached property situated in the well-established village of Sutton Courtenay. The property is approached via an entrance hall which leads to the lounge benefiting of patio doors leading to the rear garden. Opposite sits the kitchen/dining room, measuring in excess of 18ft and benefits from a separate utility area as well as a downstairs cloakroom. To the first floor the main bedroom measures in excess of 18ft and benefits from a en-suite shower room. Followed by an additional two bedrooms and a family bathroom.





Ground Floor



First Floor

Total floor area 89.5 m² (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

The Hawthorns, Sutton Courtenay Abingdon

- Located in Desirable Village of Sutton Courtenay
- Semi-Detached
- Three Bedrooms
- En-Suite to Main Bedrooms
- Separate Utility and Downstairs Cloakroom
- Rear Garden
- Allocated Parking

To the rear is an ample garden mainly laid to lawn, with a paved walkway leading to the shed. Off-road parking for two vehicles is accessed to the rear of the property.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£390,000



view this property online allenandharris.co.uk/Property/ABI108730

Please note the marker reflects the
postcode not the actual property



Property Ref:
ABI108730 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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