



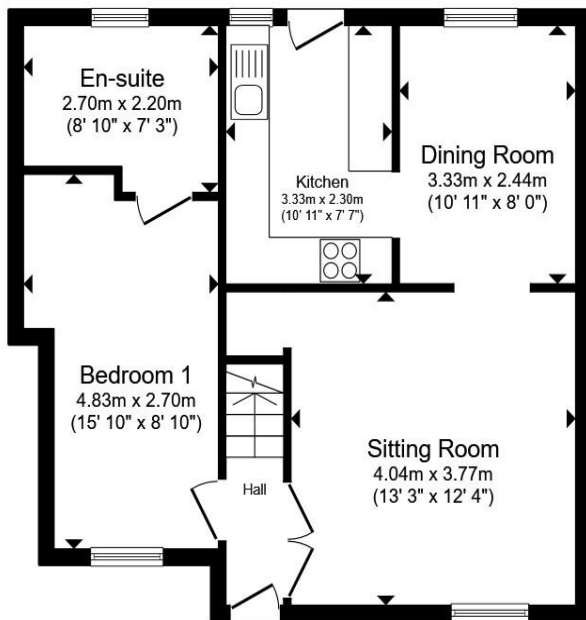
Charney Avenue, ABINGDON, OX14 2NZ

welcome to

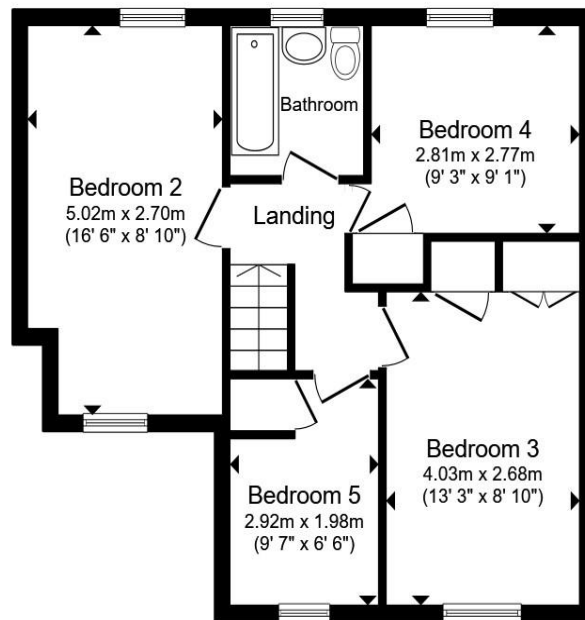
Charney Avenue, ABINGDON

Allen and Harris are proud to present this 4/5-bedroom property situated in North Abingdon. Situated in the Peachcroft area of north Abingdon is this extended family home. The property offers flexible accommodation, and benefits include a ground floor bedroom, which includes an en-suite downstairs shower room. There are also two reception rooms and a modern kitchen which overlooks the rear garden and completes the ground floor accommodation. To the first floor are four bedrooms, two of which are very generous in size with bedroom two measuring in excess of 16ft and bedroom three measuring in excess of 13ft, there are two further bedrooms and a modern family bathroom. To the rear is a garden mainly laid to patio slabs which also gives access to a useful outbuilding. To the front of the property there is a driveway providing parking for several cars and a front lawn and pathway leading to the front door. The property is close to some local shops, several sought after schools, play parks and walks to the River Thames along with the popular Radley lakes, and the Radley rail link to London. Abingdon town offers all the amenities you would expect of a vibrant Oxfordshire town. The area also offers easy access to Oxford by both car and bus.

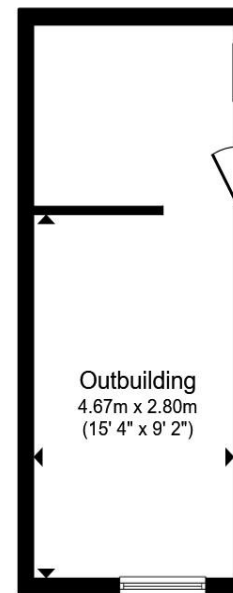




Ground Floor



First Floor



Outbuilding

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 123.4 m² (1,328 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

Charney Avenue, ABINGDON

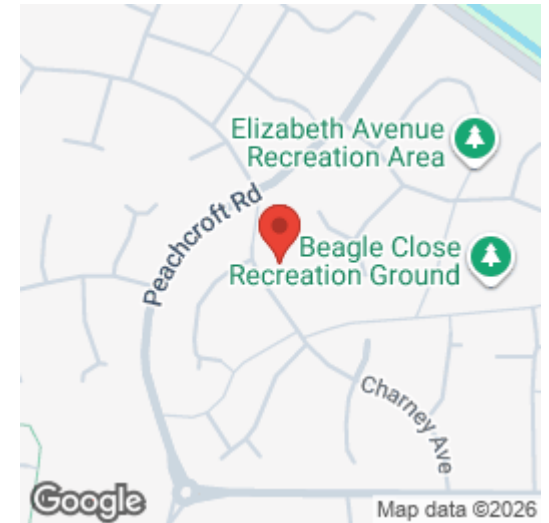
- Desirable North Abingdon Location
- Four/Five-Bedroom Property
- Ground Floor Bedroom, Which Includes An En-Suite Downstairs Shower Room
- Rear Garden and Useful Outbuilding
- Driveway Providing Parking for Several Cars
- Close to Amenities
- Peachcroft centre offers a Morrisons, hairdressers, dentist and cafe within approx 2 mins walk. It is also in a very quiet avenue with no through traffic and walking distance of Peachcroft farm shop.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£525,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108683



Property Ref:

ABI108683 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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