



Bostock Road

Abingdon, Oxfordshire OX14 1DP

Carter Jonas

17 BOSTOCK ROAD, ABINGDON, OXFORDSHIRE OX14 1DP

Entrance hall, sitting room, dining room, kitchen/breakfast/family room, utility, cloakroom, 4 bedrooms (1 en-suite), bathroom. Mature garden with home office and shed. Driveway.

DESCRIPTION

A very impressive Edwardian, four-bedroom, semi-detached house with excellent accommodation, located in a well-regarded tree lined road within a stone's throw of Albert Park and on the edge of the Albert Park Conservation area.

Arranged over three floors, the beautifully presented accommodation comprises to the ground floor, a double reception room, recently updated to reinstate the original features including cornicing, picture rails and a most attractive fireplace with woodburning stove in the sitting room; a stylish kitchen/breakfast/family room with direct access to the garden, a separate utility area and a cloakroom. The first floor comprises the principal bedroom with newly fitted en-suite shower room, two further bedrooms and the family bathroom with a fourth bedroom/study arranged on the second floor.

OUTSIDE

To the front of the property is a gravelled driveway for one car with electric car charging point, and a gated side access leading to the rear. Extending to over 100 ft, the rear garden is well laid out with lawned areas, patio, box hedging and borders. Arranged at the end of the garden, is the superb home office with adjoining garden shed. Fully insulated with air conditioning, it also provides an ideal extra space for teenagers or as currently used, as a home cinema room.

LOCATION

Abingdon on Thames is an historic market town offering a broad range of shopping, recreational facilities, and schooling with the well reputed local schools, including

A STYLISH, SEMI-DETACHED, EDWARDIAN HOUSE WITH SUPERB HOME OFFICE LOCATED A SHORT DISTANCE FROM ALBERT PARK.



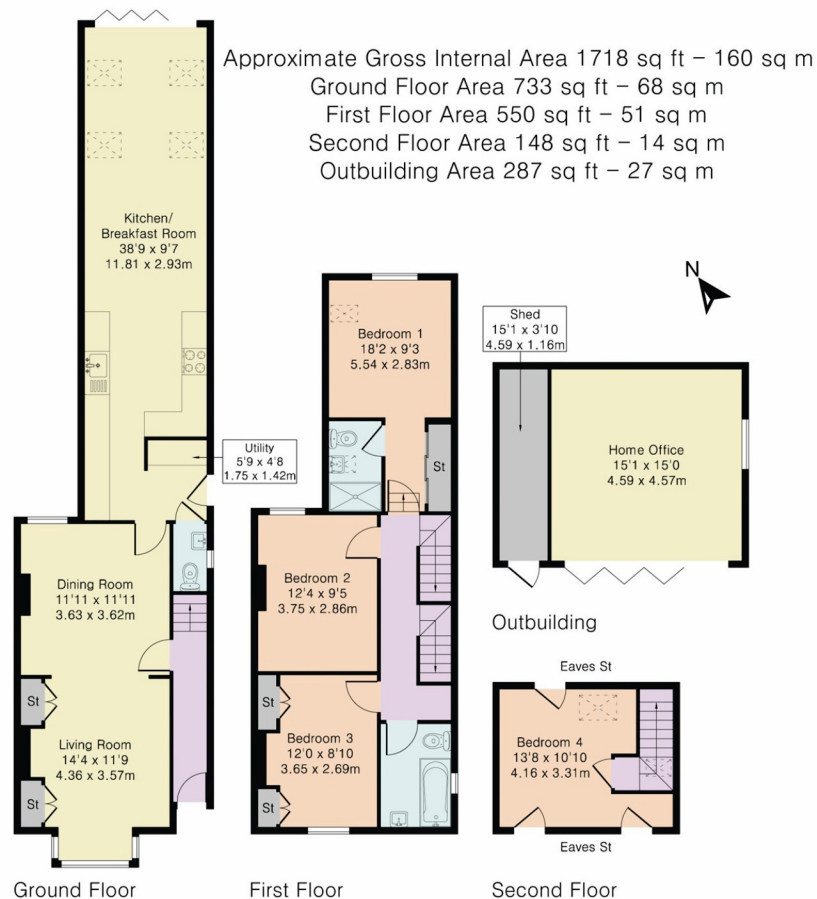
Abingdon School, St Helen's & St Katherine's, and The Manor Prep School within walking distance of the property. The town centre is a short, pleasant walk along Park Road with the bus stops on Stratton Way serving Oxford. Buses to Oxford run at peak times every 10 minutes. There are also many lovely walks around the town including walks along the river Thames. Abingdon is just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Services: Vale of White Horse District Council
Council Tax Band E





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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Offices throughout the UK



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