



**36 Andersey Way, Abingdon**

Abingdon

**Simpsons**  
The Pro**active** Agent

In Excess of **£275,000**



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FOR DETAILS







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

830.11 ft<sup>2</sup>

77.12 m<sup>2</sup>

**Reduced headroom**

10.31 ft<sup>2</sup>

0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# 36 Andersey Way

Abingdon, Abingdon

For sale with no onward chain, a spacious family home with well proportioned accommodation and larger than average rear garden.

Council Tax band: C

Tenure: Freehold

- For sale with the absolute certainty of no onward chain, this well proportioned family home benefits from a spacious garden and three good size bedrooms.
- Located on Andersey Way, a short riverside walk from Abingdon Town Centre.
- Gas central heating and UPVC double glazing.
- Open plan kitchen/diner with a front aspect.
- South facing rear garden, backing onto parkland with gated rear access.
- Small front garden with a pathway leading to the front door.



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