



23 Lee Avenue, Abingdon

Abingdon

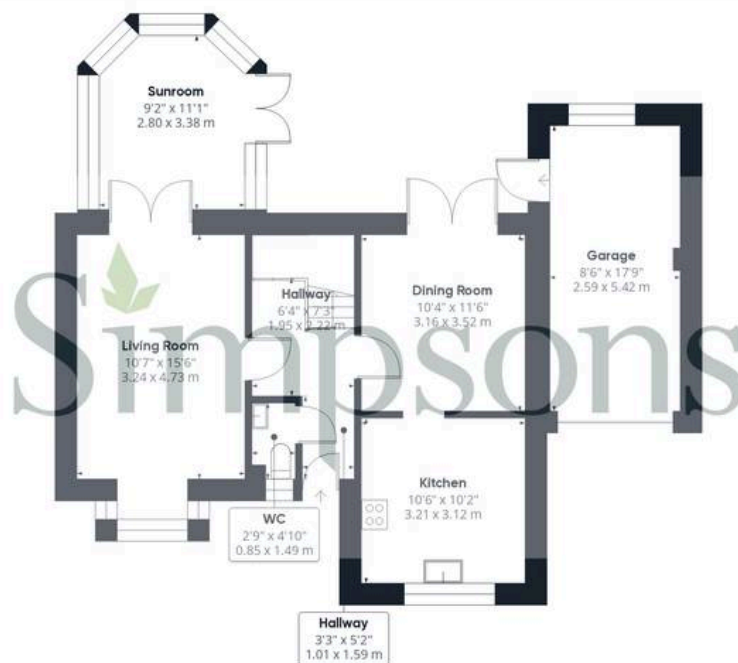
Simpsons
The Pro**active** Agent

Guide Price **£475,000**



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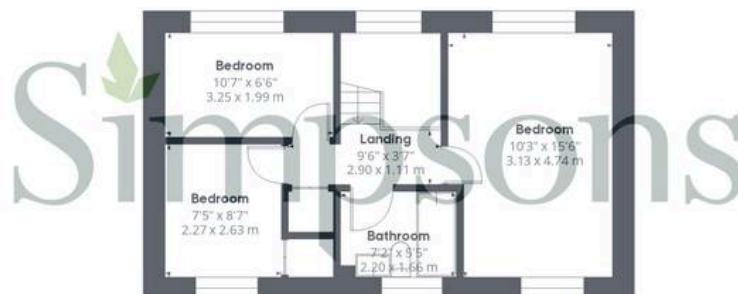


Floor 0

Approximate total area⁽¹⁾

1142.28 ft²

106.12 m²



Floor 1

(1) Excluding balconies and terraces

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

23 Lee Avenue

Abingdon, Abingdon

A very well kept family home, located in North Abingdon with a south facing, very private rear garden.

Council Tax band: D

Tenure: Freehold

- A beautifully kept, extended family home, falling within the Thomas Reade Primary School catchment area and being just a short walk from the Town Centre.
- Part brick/PVC sun room extension, with French doors opening into a South facing rear garden.
- Extended ground floor, enlarging the kitchen, creating a more open plan kitchen/dining room situation, with further doors opening into the garden.
- Fully integrated air conditioning, in addition to a modern Vaillant Boiler and UPVC double glazing.
- Automated garage door with secondary access giving access to the garden.
- Well proportioned, dual aspect master bedroom.
- Useful downstairs WC.
- Fully owned solar panels (2.8kWp, powering Electric and hot water. Electric car charging point.
- Complete onward chain - please ask us for further detail.
- Glass veranda covering the patio area.



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