



**Lyford Close, Drayton, OX14**

£250,000 In Excess of



# Property Description

An exceptionally well presented, detached bungalow with a courtyard garden and gated driveway parking, offered for sale with the certainty of on onward chain. The well proportioned master bedroom has direct access to the bathroom, which has been adapted for an owner with limited mobility. An spacious open plan kitchen/diner/living room with dual aspect windows has created a light and airy living area with front door access to the courtyard garden and driveway.

The village of Drayton is situated a 2 miles from the historic market town of Abingdon on Thames where a superb array of shops, pubs and restaurants can be found. Drayton itself has two convenience shops, a hardware shop and two public houses. The location of the village is also ideal for access to the A34 and to Didcot Parkway Railway Station. A bus service operates giving access to Oxford, Abingdon, Didcot and surrounding villages.

EPC Rating: B



## Key Features

- ✓ Electric gated access with driveway parking for two cars.
- ✓ Modern solid wood, fitted kitchen with integrated appliances.
- ✓ Manageable courtyard garden located to the front of the property.
- ✓ Walking distance to the village Newspaper shop and convenience store.
- ✓ No onward chain.







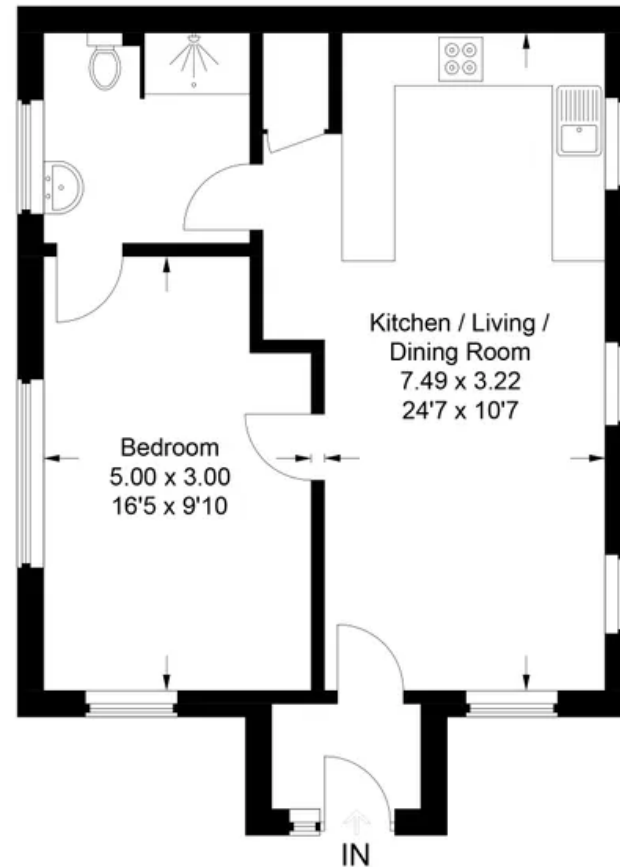








Approximate Gross Internal Area  
50.4 sq m / 542 sq ft  
Storage = 1.9 sq m / 20 sq ft  
Total = 52.3 sq m / 562 sq ft



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## **Simpsons Estate Agents**

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