



**90 Caldecott Road, Abingdon**

Abingdon

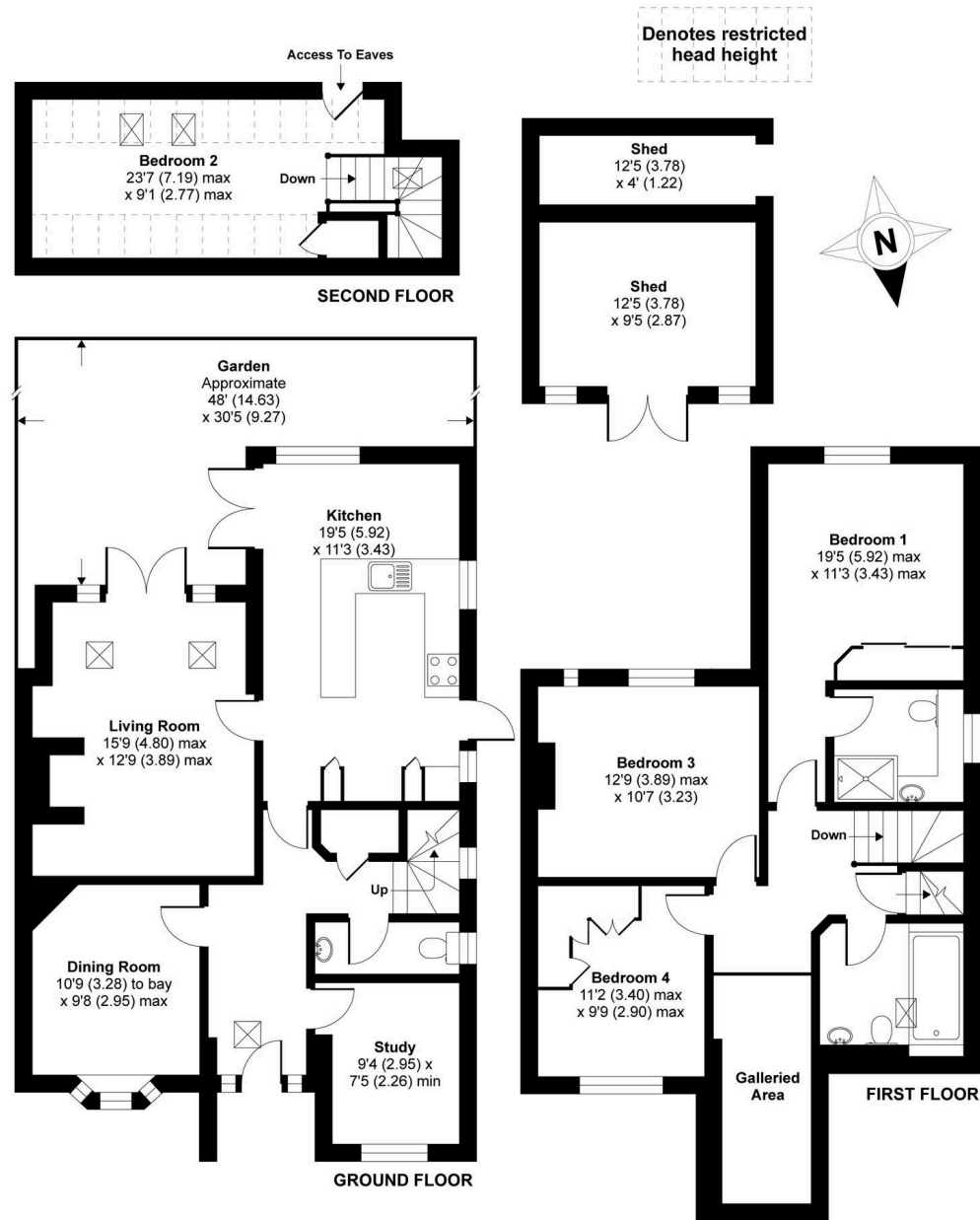
**Simpsons**

The Proactive Agent

Offers in Region of **£575,000**

# Caldecott Road, Abingdon, OX14

APPROX. GROSS INTERNAL FLOOR AREA 1554 SQ FT 144.3 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, GALLERIED AREA & SHEDS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

# 90 Caldecott Road

Abingdon, Abingdon

A stunning, extended family home presented for sale in fantastic condition. Located a short walk from Caldecott Primary School, The River Thames and Town Centre.

Council Tax band: D

Tenure: Freehold

- A significantly extended family home located in a wonderful non estate location a short walk from the Town Centre.
- Spacious vaulted entrance hallway with glazed galleried landing, creating a wonderfully light and airy first impression.
- Four well proportioned double bedrooms, three on the first floor with the fourth being a professionally completed loft conversion accessed via first floor staircase.
- Rear aspect sitting room with a vaulted Velux ceiling and French doors opening into a landscaped South facing rear garden.
- Open plan kitchen/diner with a range of built in appliances, with further French doors opening into the garden.
- Front aspect home office and separate family room/occasional guest bedroom.
- Set back from Caldecott Road, benefitting from a large block paved driveway and side access into a well kept garden.
- Gas central heating and UPVC double glazing.



