



**17 Minchins Close, Abingdon**

Abingdon

In Excess of **£450,000**

**Simpsons**

The Proactive Agent

# Minchins Close - Abingdon

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft  
(Including Garage / Excluding Void & Storage Lean - To)



Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1279865)

# 17 Minchins Close

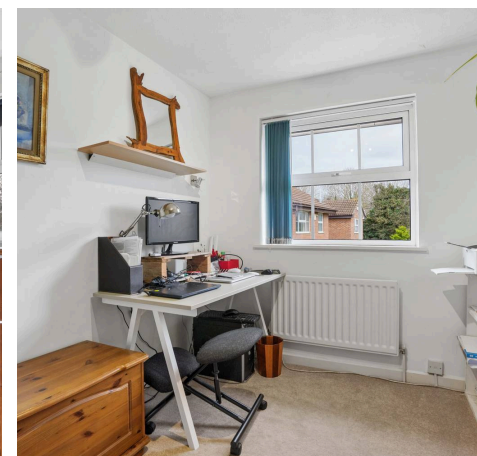
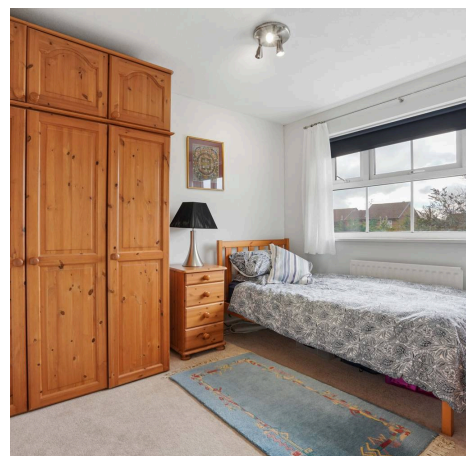
Abingdon, Abingdon

A beautifully presented three bedroom detached house offering generous accommodation in a sought-after residential location.

Council Tax band: E

Tenure: Freehold

- This tastefully improved, family home falls within the popular Thomas Reade School catchment area. Located at the end of a cul de sac within close proximity of The Abbey Fishponds Nature reserve.
- Spacious open plan kitchen/diner opening into a brick build 'garden room' extension with French doors opening into the garden.
- Separate utility room and useful downstairs WC.
- Private south facing, landscaped garden with a timber sleeper enclosed lawn, patio area and timber built shed. Well tended flower bed borders.
- Extensive driveway parking in addition to a garage with independent loft space, which subject to planning would be ideal for extending over and creating additional first floor space.
- Flat, skimmed ceilings throughout, gas central heating and UPVC double glazing.
- Spacious master bedroom with built in/integrated wardrobes and storage.



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