

3 Bed Semi-Detached In Curtis Ave , Abingdon, OX14 3UL

£385,000





SHORT DESCRIPTION

Property Ref: 17159 A fantastic opportunity to acquire a well-presented 3-bedroom family home, perfectly positioned in a highly sought-after residential area of historic Abingdon-on-Thames. The Property: Spanning a versatile layout, the home offers balanced and comfortable living space throughout. A standout feature is the impressive, large conservatory that seamlessly connects the main house directly to the garage. Bathed in natural light, this adaptable space acts as a brilliant extension of the ground floor—ideal for an airy dining area, home office, or sunlit garden room. Upstairs, the home comprises three well-proportioned bedrooms served by a family bathroom, offering plenty of comfort for family life or remote working. Outside: The property features a private rear garden accessible directly through the conservatory, perfect for alfresco dining and relaxing. To the front, off-street parking leads directly to the attached garage. Location: Situated in a quiet, family-friendly neighbourhood, the property is ideally located for access to top-rated local schools, green spaces, and Abingdon's vibrant town centre. It sits just a short walk from the scenic River Thames, with quick connections to the A34 for direct travel into Oxford and Didcot. Perfectly placed for local professionals, the home offers effortless access to Abingdon Science Park alongside convenient commutes to the region's premier technology hubs, including Culham Science Centre, Milton Park, and Harwell Campus. Key Features • 3-Bedroom Family Home in a highly sought-after Abingdon neighborhood. • Large Connecting Conservatory: Light-filled space bridging the main home and garage. • Prime Location for Professionals: Close proximity to Abingdon Science Park and Culham Science Centre. • Conveniently situated for top-rated local schools, green spaces, and Abingdon town centre. • Attached garage and private off-street parking. • Private enclosed rear garden. Property Type: Semi-detached Tenure: Freehold Council tax band: C EPC rating: C Outside Space: Rear Garden Parking: Garage, Driveway Heating Type: Central, Gas Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted..

3

Bed Room(s)

1

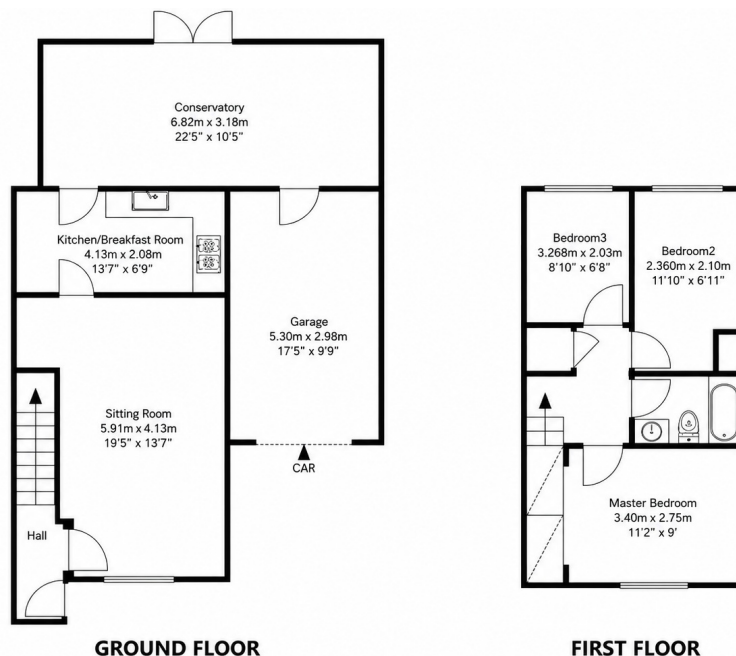
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL USABLE HOUSE AREA (INCLUDING GARAGE): APPROX. 107.5 m² / 1,157 ft²

This total includes living area, hall way/stairs, conservatory and garage.

Note: All areas and dimensions shown are approximate and subject to measurement.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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