



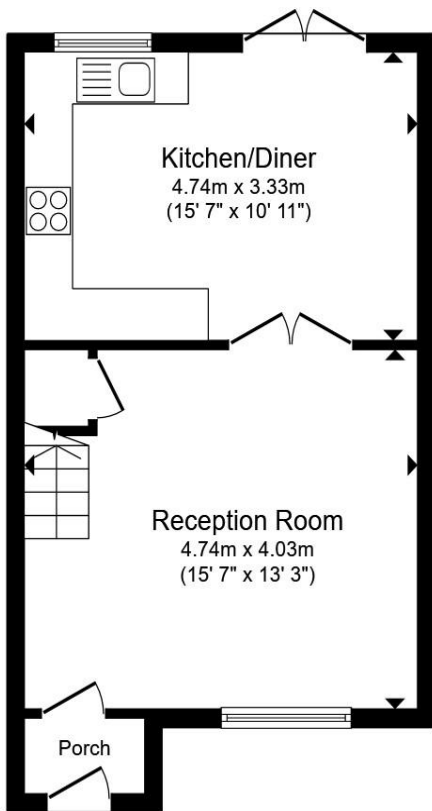
Pytenry Close, Abingdon, OX14 2RQ

welcome to

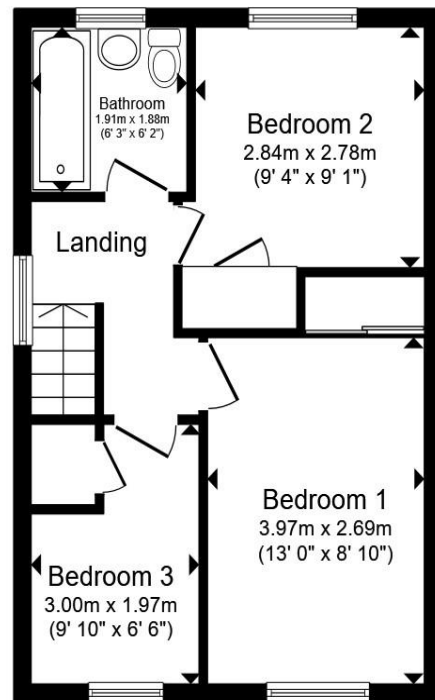
Pytenry Close, Abingdon

Allen & Harris are proud to present this stunning three-bedroom property located in North Abingdon, presented to a very high standard. The property is approached via an entrance hall which gives access to the sitting room. The sitting room is spacious, light, and airy and offers a great living space, with newly replaced modern flooring, and thoughtfully some double doors through to the kitchen dining room. The kitchen dining room is the centre piece of this beautifully presented property with a recently installed modern kitchen, in which the owners have thoughtfully removed the wall between the former dining room and kitchen to create a modern contemporary kitchen dining room with built in appliances, there are patio doors giving access out to the rear garden.

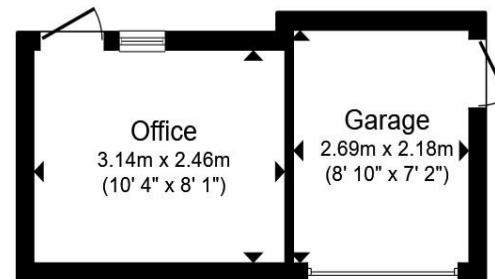




Ground Floor



First Floor



Outbuilding

Total floor area 89.1 m² (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Pytenry Close, Abingdon

- North Abingdon Location
- Three Bedrooms
- contemporary kitchen dining room with built in appliances
- patio doors giving access out to the rear garden
- converted garage
- generous driveway with further parking to the side of the property

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£415,000

To the first floor are 3 bedrooms, and a modern family bathroom, two of the bedrooms are very generous in size with bedroom 1 measuring 13ft in length, and bedroom 2 measuring in excess of 9ft in length also benefiting from built in wardrobes. To the rear is a well-presented garden with a patio area perfect for entertaining and further astro turf lawn area, that leads to a converted garage. The converted garage which is currently used as a bar for entertaining has light & power and would also serve well as a work area/study or office. To the front is a very generous driveway with further parking to the side of the property, a viewing is highly recommended.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108797



Property Ref:
ABI108797 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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