

WE VALUE



YOUR HOME



Abingdon Road, Burcot  
£550,000





If space and privacy is high on your wish list, this well-presented and detached property could be the perfect find! Set within a secluded and private drive, this three-bedroom family home has a wealth of wonderful features plus, because of its plot size and location, the potential to extend (subject to planning permission). From the split-level kitchen/breakfast room, log burner, separate lounge and dining room, and the utility room, to the sunny rear garden, double garage and ample off-street parking with an EV charger, this much loved family home offers plenty of flexible possibilities.







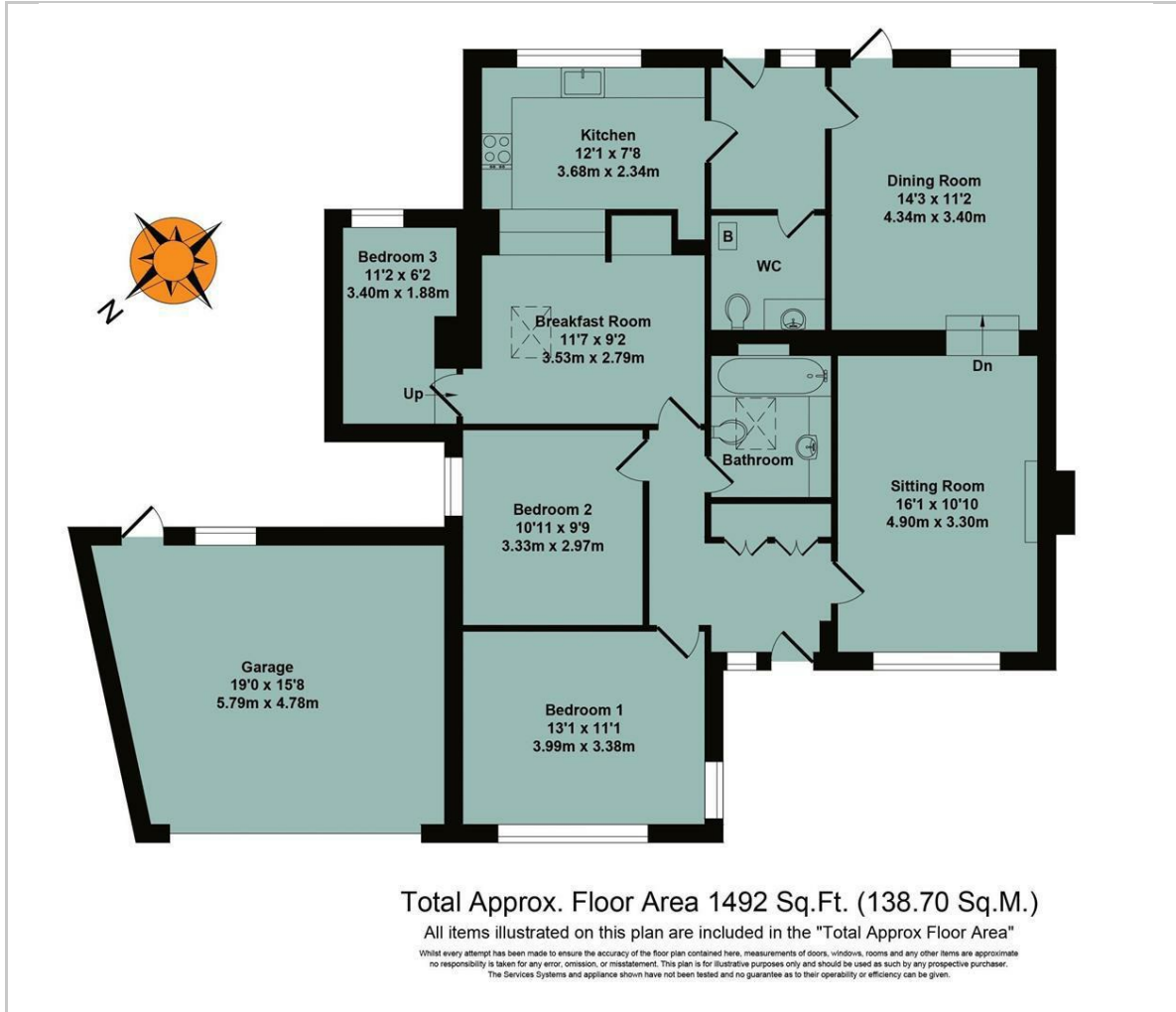
- MODERNISED DETACHED BUNGALOW IN PRIVATE LOCATION
- SPACIOUS FLOOR AREA WITH POTENTIAL TO EXTEND (Subject to planning)
- WELL-PRESENTED THROUGHOUT
- DOUBLE GARAGE, AMPLE OFF-STREET PARKING & ELECTRIC CAR CHARGE POINT
- SEPARATE RECEPTION ROOMS & UTILITY ROOM
- THREE BEDROOMS
- GENEROUS OUTDOOR AREA
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
92 plus <b>A</b>			92 plus <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)