

19 Elm Tree Walk, Shippon OX13 6LX

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Large and superbly presented three bedroom semi detached family home, situated in a delightful village location,offering much improved accommodation throughout including a very large double-aspect living room through to dining room, stylishly re-fitted kitchen and re-fitted four piece family bathroom complimented by large westerly facing gardens, offering excellent potential to substantially extend the existing accommodation.

Em Tree Walk is positioned on the edge of this small, popular village development comprising of predominantly three, four and five bedroom family homes, providing a very pleasant overall setting. The property benefits from easy access to the thriving market town of Abingdon, which offers a wide range of amenities including excellent schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 1 mile), Oxford city centre (circa. 9 miles) and Radley railway station with direct links to Didcot mainline railway station with a quick route to London Paddington.

Bedrooms: 3 Bathrooms: 1 Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C













Key Features

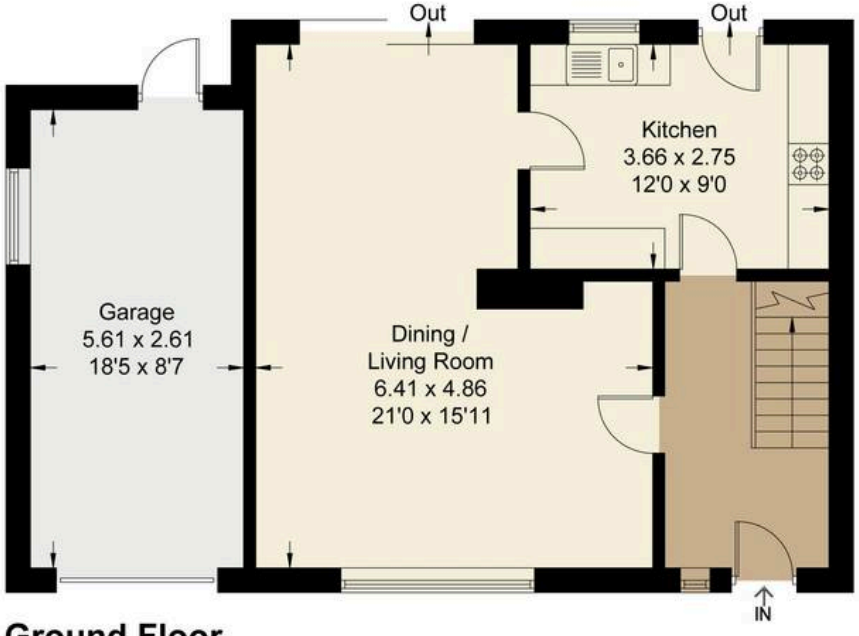
- Inviting entrance hall leading to a very large double aspect living room through to dining room
- Stylishly re-fitted kitchen offering an impressive selection of contemporary floor and wall units complimented by many built-in electrical appliances
- Three spacious first floor bedrooms, including two good sized double bedrooms, and all benefit from built-in wardrobe cupboards
- Re-fitted family bathroom with a contemporary four piece white suite including bath and separate shower cubicle
- Recent improvements include a new mains gas radiator central heating system, replacement uPVC double glazed windows, the internal walls have been re-plastered and the property completely re-decorated
- Wide front gardens providing hardstanding parking facilities for several vehicles leading to the garage
- Good sized westerly facing rear gardens incorporating patio and extensive lawn the whole enclosed by fencing
- Excellent potential to substantially extend the property

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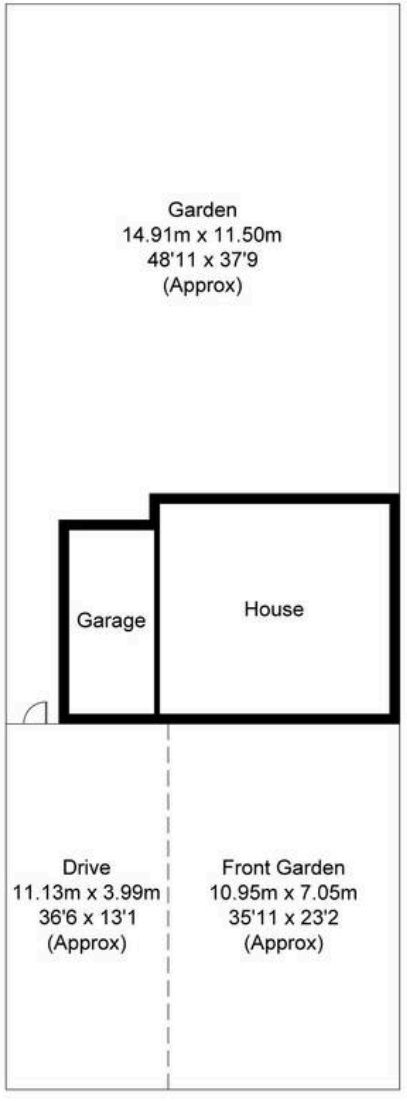
Approximate Gross Internal Area = 90.0 sq m / 969 sq ft
Garage = 14.60 sq m / 157 sq ft
Total = 104.60 sq m / 1126 sq ft
For identification only - Not to scale



First Floor



Ground Floor



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