

## Herons Walk, Abingdon

Chain free 3 Bedroom Duplex Apartment with Garden in north Abingdon

- Duplex apartment • Chain free • Private garden • 3 x double bedrooms • Separate lounge & dining room • Gas central heating • Large kitchen • Convenient location for town centre & local schools





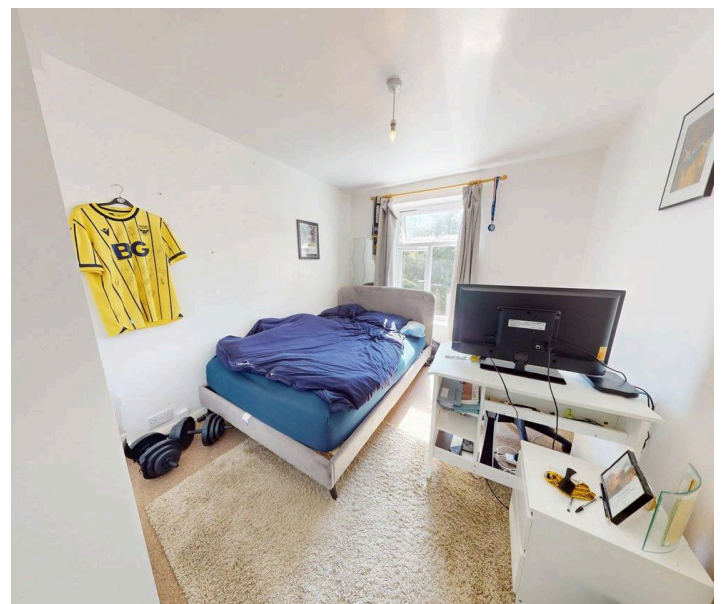
## 20 Herons Walk, Abingdon, OX14 1NY

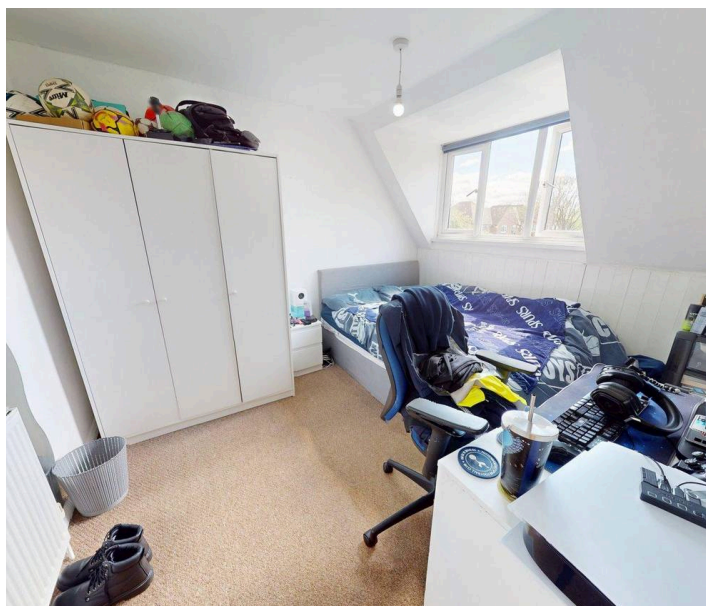
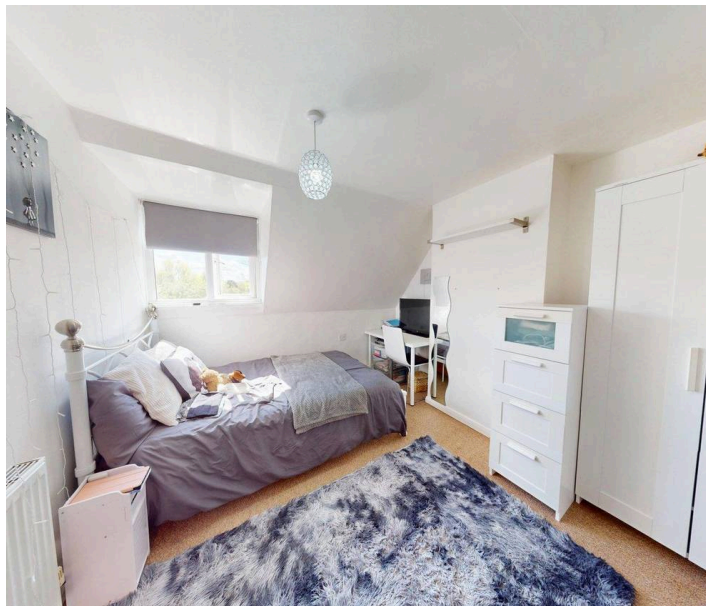
Chain free and available for immediate occupation, this generously sized duplex apartment offers well-proportioned accommodation across two floors, with gas central heating throughout and the added benefit of a private garden located opposite the property.

Overlooking a green, the property enjoys an open outlook to the front, setting it apart from more enclosed developments. The accommodation is arranged over two levels and includes three genuine double bedrooms, a separate lounge and dining room, and a large kitchen, providing a clear separation between living and sleeping areas and giving it a more house-like feel than a typical apartment.

The entrance hallway leads through to a good-sized lounge, with a separate dining room alongside, offering defined living spaces rather than open-plan. The kitchen is notably spacious, with extensive work surface area, a range of storage units, and room for appliances as well as a breakfast table.

Upstairs, all three bedrooms are well-proportioned doubles with good natural light. The main bathroom includes a full-sized bath with shower over, and is complemented by a separate WC, adding further practicality.





The private garden, positioned opposite the property, provides valuable outdoor space, while the green to the front contributes to a more open setting. With no onward chain, it is ready for a straightforward purchase, offering strong internal space and a practical layout.

#### **LOCATION INFORMATION:**

Herons Walk is situated on the northern side of Abingdon, forming part of a well-established area with good access to the town centre and surrounding amenities.

The location is well placed for transport links, with convenient access to the A34, providing routes to Oxford, Didcot, and the wider motorway network, including the M40. Rail services are available from nearby Radley and Didcot Parkway stations, with connections to Oxford, Reading, and London Paddington.

A key feature of the location is the proximity to several well-regarded educational facilities, all within a short walking distance. These include Fitzharry's, John Mason and Dunmore Primary School along with Abingdon & Witney College.

#### **KEY DETAILS:**

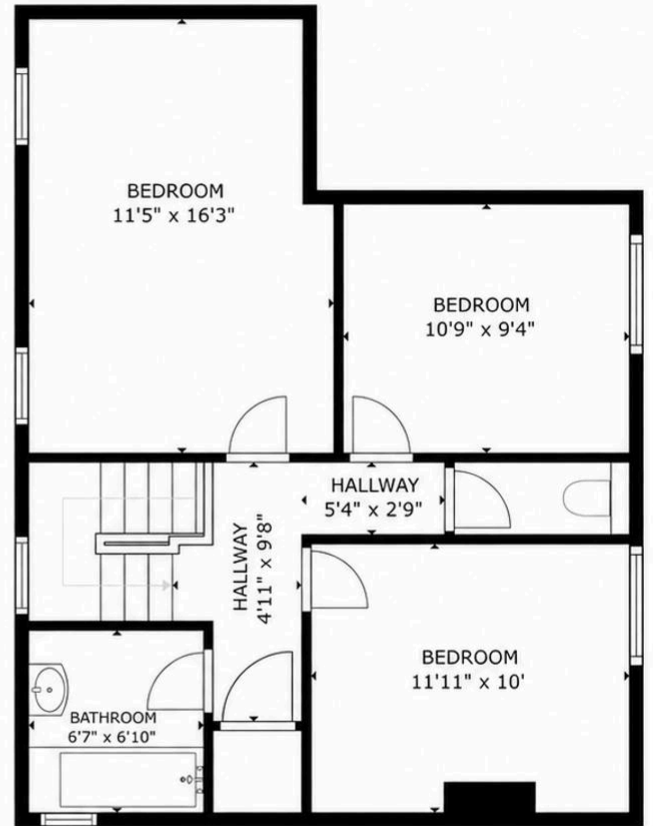
**Tenure: Leashold - 86 years remaining**

**Ground Rent: £10.00 per year**

**Service Charge: £663.69 (April 26 - March 27)**



FLOOR 1



FLOOR 2

**OXHOME**

GROSS INTERNAL AREA  
 FLOOR 1: 507 sq ft, FLOOR 2: 580 sq ft  
 TOTAL: 1087 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**For further information or to arrange a viewing, please contact OXHome on 01865 688839 or email: [info@oxhome.co.uk](mailto:info@oxhome.co.uk). All viewings are strictly by appointment only.**

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