



Knollys Close, Abingdon, OX14 1XN

£487,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

SIMPLY STUNNING! First time on the market since first built & occupied in June 1990. A superior 3 bedroom detached house, imaginatively extended on the ground floor 12 years ago, & simultaneously comprehensively refurbished to include new gas central heating boiler & radiators, high quality replacement double glazed windows with stained effect exterior & white high gloss interior window frames, remodelled bespoke kitchen by Woodwise, incorporating hob, oven, extractor, fridge, freezer dishwasher & washing machine, enhanced electrical specification with many LED recessed downlighters into newly smooth textured ceilings. In addition, there are new interior doors, Bi-fold doors from the dining room to the rear garden & stylish white sanitary ware, The garage has also been extended with the benefit of an electric roll over door & private driveway for several cars. The contemporary design influence of the extension adds a unique sense of well-being whilst adding an effective extra dimension to the living room & kitchen/dining room, with vaulted ceilings & full length run of angled double-glazed windows with electrically operated sun screens. The front & rear gardens form an attractive feature of the property, with a leafy backdrop offering a high level of privacy.





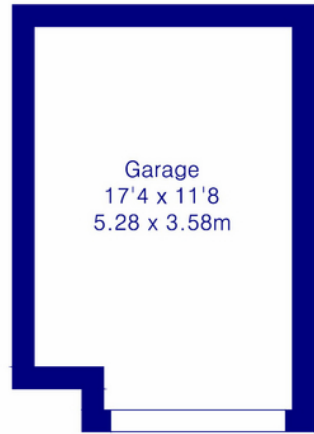
## Key Features

- Burglar Alarm
- External security lighting, electric points and water taps
- Bamboo panelled flooring to ground floor
- Light tunnel to first floor landing and second bedroom
- And so much more, as per the property description
- Council tax band: E
- EPC rating: C

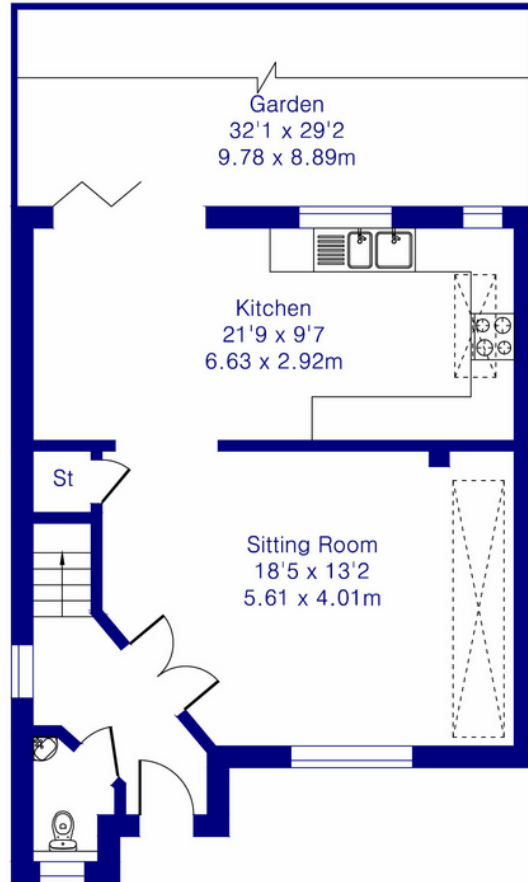
## The Location

Conveniently situated at the head of a no through road, in a well-established residential environment on the outskirts of Abingdon, with pedestrian walkway to the bus stop on nearby Oxford Road, connecting into town or to Oxford City centre (9 miles). Abingdon's Thames-side market town centre, & the immediate area provide a comprehensive range of shopping & recreational amenities, in addition to an excellent range of schools, both public & state, catering for all ages & a Dr's surgery. The nearby A34 connects northbound to the M40, southbound to the M4. For commuters. Radley village, 2 miles away, provides a branch line connection to Oxford & Didcot Parkway (10 miles), which in turn provides a mainline connection to London Paddington in as little as 36 minutes.

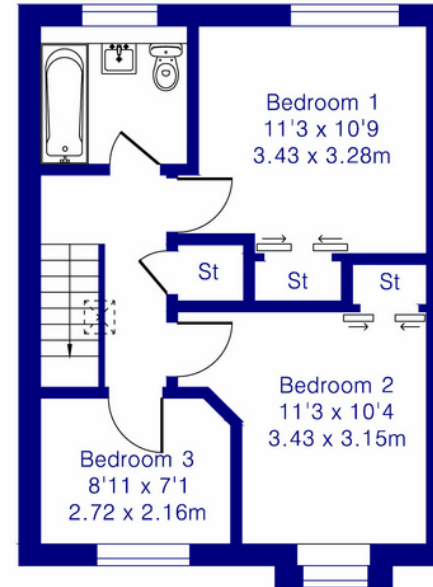
Approximate Gross Internal Area 1133 sq ft – 105 sq m  
Ground Floor Area 526 sq ft – 49 sq m  
First Floor Area 411 sq ft – 38 sq m  
Garage Area 196 sq ft – 18 sq m



Garage



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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