



## 25 EVELIN ROAD OXFORD, OX14 1JS

**£350,000**  
**FREEHOLD**

Nestled on Evelin Road in the charming town of Abingdon, Oxford, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to invest in a family home. Boasting two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it ideal for gatherings with family and friends.

The house features two well-proportioned bedrooms, providing comfortable living quarters for residents. The bathroom is conveniently located, ensuring ease of access for all. With a large driveway that accommodates parking for up to four vehicles, you will never have to worry about finding a space for your car.

One of the standout features of this property is its potential for extension, allowing you to tailor the home to your specific needs and preferences. Whether you envision adding more living space or enhancing the existing layout, the possibilities are endless.

**William | Jones**

**Estate Agents**

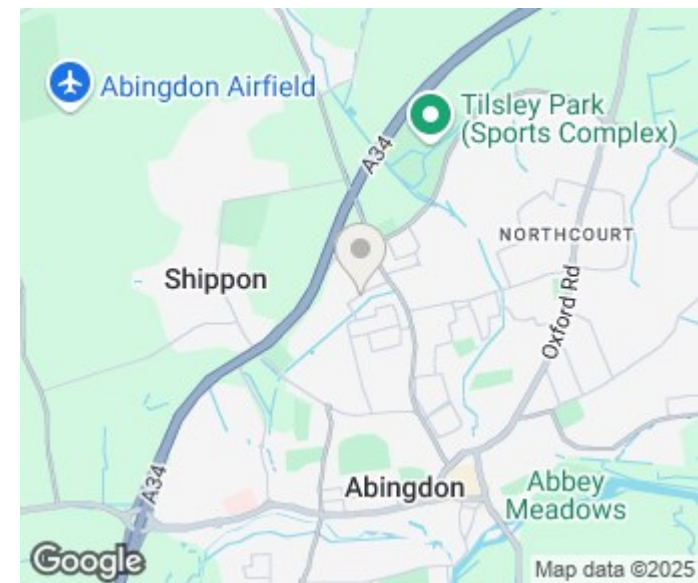


GROUND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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