



**Connells**

The Kirkdale Kings Gate  
Abingdon

# The Kirkdale Kings Gate Abingdon OX14 1ZE

for sale from  
**£610,000**



## Property Description

Located on the Kings Gate development - which offers a selection of beautifully presented properties by a 5\* award winning house builder - is this four bedroom detached family home that comes with a double garage and parking for two vehicles. There will be 5.5 acres of open space to enjoy on the development which includes a brand new play area and sports pitch. Your new property will be close to shops, schools and a wide range of bars and restaurants in Abingdon.

## The Kirkdale

This four bedroom detached family home has an open plan kitchen with French doors to the garden, separate utility. A separate lounge features a bay window, the kitchen dining room incorporates a family area. Upstairs, all four bedrooms are doubles, ensuite to Master. Garage with parking

This property benefits from an open-plan kitchen with dining and family areas, perfect for entertaining, with French doors leading out to the garden and a separate utility. The lounge with bay window is a perfect place to relax and unwind. The Kirkdale home also has a downstairs W.C,

As you walk upstairs you will find that the property has four well-proportioned bedrooms with them all benefitting from having their own wardrobe space. The master bedroom is en suite with the three piece family bathroom serving the other bedrooms.

For commuters, the A34 is 10 minutes away, connecting you to Oxford and the M4 .If you need to travel further afield, Radley train station is 3 miles away.



## Room Measurements

### Kitchen/family Room

24' x 14' 7" ( 7.32m x 4.45m )

### Lounge

18' 5" x 11' 1" ( 5.61m x 3.38m )

### Utility

7' x 5' 1" ( 2.13m x 1.55m )

### Bedroom One

7' 10" x 6' 4" ( 2.39m x 1.93m )

### Bedroom Two

13' 6" x 10' 4" ( 4.11m x 3.15m )

### Bedroom Three

9' 1" x 11' 3" ( 2.77m x 3.43m )

### Bedroom Four

11' 11" x 8' 11" ( 3.63m x 2.72m )

### En Suite

7' 6" x 4' 8" ( 2.29m x 1.42m )





To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/ABG304539](https://www.connells.co.uk/Property/ABG304539)**

Tenure: Freehold



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