



Oliver  
James



Swinburne Road,  
Abingdon  
Oxfordshire, OX14 2HD

**£525,000**

### Description

Impressive Edwardian end of terrace house in this sought after location in North Abingdon with good access to the town centre, schools and Oxford bus routes.

The property offers three bedrooms and a first floor bathroom and is situated on the favoured side of the road that offers a 135ft west facing garden and vehicular access to the rear of the property which leads to the 18ft x 9ft garage/workshop with EV charging point.

The property has been extended on the ground floor and offers a through 26ft reception room that can be divided into two rooms if required and a large 27ft kitchen/family room with French doors leading out onto the rear garden.

Central heating is gas to radiators, there is a fireplace with tiled slips and a fitted gas fire and the property features double glazing.

In our opinion there is great potential to extend into the attic space to create further accommodation subject to the normal consents.





### Location

Situated in a sought after road of similar Edwardian homes in North Abingdon, close to schools and bus routes accessing both Abingdon town centre and Oxford.

The thriving market town of Abingdon is situated c.6 miles to the south of Oxford. Within the town there are excellent shopping and leisure facilities with numerous well-regarded state and private schools close by, plus Frilford Heath and Drayton golf courses. Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 40 minutes. The access to the A34 is less than 1 mile away.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen and St Katharine, Our Lady's Abingdon, Radley College and Abingdon School as well as a range of good state schooling.

### Agent Notes

The property is Freehold with mains drainage, gas, electricity and water connected.

The EPC rating is D and the Council Tax band is D with the Vale of White Horse DC.

The owners use EE and o2 for their mobile coverage and Virgin for their internet connection.



