



Oliver
James



33 Rose Avenue,
Abingdon, OX14 1XX

£725,000

Description

An extended and much improved four bedroom detached family in this favoured North Abingdon location offering 2213 sq ft of space including the double garage.

A spacious reception hall leads into the large sitting room, study and stunning kitchen/dining/family lifestyle room providing the hub of the house with twin b-fold doors leading out to the rear garden.

The remodelled kitchen incorporates integrated appliances and there is a separate utility room and cloakroom.

A stylish Neville Johnson oak and glass staircase leads to the first floor where there are four double bedrooms, two with en-suite shower rooms and a family bathroom, built-in storage features in three of the bedrooms.

There is double glazing throughout, central heating is gas to radiators via a recently fitted condensing boiler and outside is a electric car charging point.

There is extra driveway parking in front of the garage which also benefits from direct access from the utility room. The mature rear garden features a patio and lawned area with mature, well stocked borders and dual side access.





Location

The property is situated on the northern side of Abingdon town centre and quick access to the A34.

The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by.

The property is close to Aldi, bus stops and Tilsley Park and the White Horse leisure and tennis centre also nearby.

Agent Notes

The property is freehold.

Mains services are connected including gas, drainage, water and electricity.

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

The property has not flooded in the last 5 years.





Rose Avenue, OX14

Approximate Gross Internal Area = 179.0 sq m / 1927 sq ft

Garage = 26.6 sq m / 286 sq ft

Total = 205.6 sq m / 2213 sq ft

Garden / Driveway Area = 302.7 sq m / 3258 sq ft

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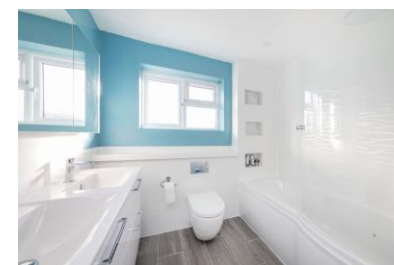
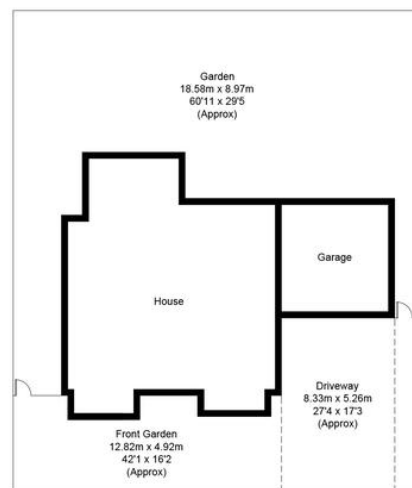
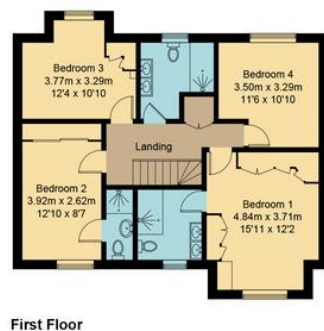
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