



26 Edward Street, Abingdon OX14 1DL



26 Edward Street

A striking period residence well located within a stone's throw of Albert Park. Brimming with character, a superbly presented, two double bedroom home with garden office and wonderful garden.

Edward Street is a very popular street comprising of only period town houses providing a very pleasant overall setting. There is a short walk to the nearby delightful Albert Park, good schooling and Abingdon town centre with its wide range of amenities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot with its useful mainline railway station (circa. 10 miles), ideal for commuters to London Paddington.

Leave Abingdon town centre using Ock Street and turn right onto Victoria Road and then take the first turning on the left hand side onto Edward Street, where the property is clearly indicated by the 'For Sale' board.





Key Features

- Characterful living room featuring an attractive red brick place with wood burning stove inset, bespoke alcove storage and exposed timber flooring. A wonderfully light room with attractive sash window
- Separate dining room with attractive fireplace, exposed wooden floor and beautiful original crittall doors opening onto the garden
- The dining room flows through to the well designed kitchen, with a belfast sink, generous storage and two windows overlooking the side garden
- Fully tiled ground floor bathroom with a white suite, shower over the bath and a heated towel rail
- To the first floor are two well proportioned double bedrooms, both with storage and character features
- Externally the property benefits from beautifully landscaped, mature, well planted gardens. A much loved garden which is a real credit to the current owners
- Insulated garden building with light and power, a perfect home office with views across the gardens back towards the house

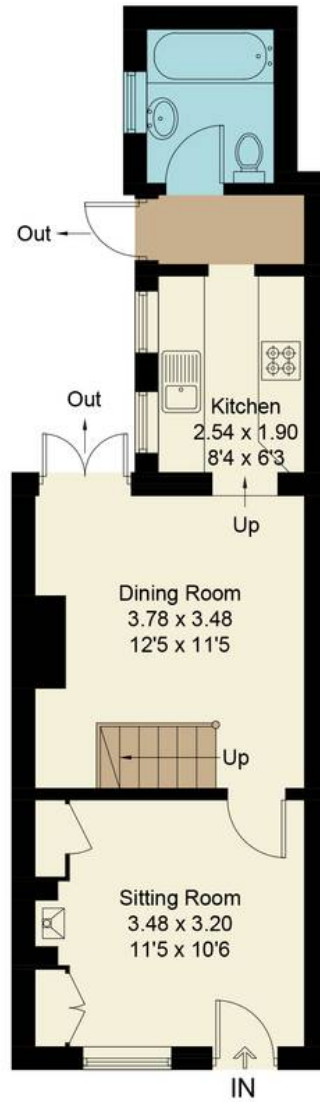


Council Tax band: C Tenure: Freehold EPC: E

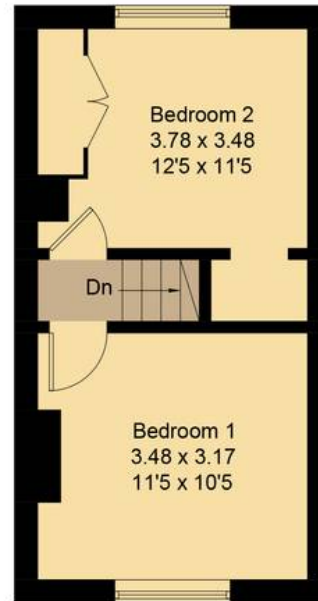


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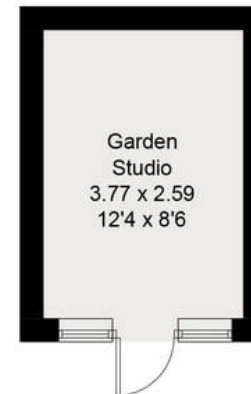
Approximate Gross Internal Area = 61.4 sq m / 661 sq ft
Garden Studio = 9.9 sq m / 106 sq ft
Total = 71.3 sq m / 767 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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