



18 Clevelands, Abingdon OX14 2EG

18 Clevelands

A rare opportunity to acquire an extremely well located and substantially extended detached family residence, with three reception rooms, three bedrooms, two bathrooms and beautiful 54' mature gardens

Clevelands is a small, select North Abingdon development comprising of predominantly detached family homes, offering easy pedestrian access to many nearby amenities including the shops, pub and cafe at Northcourt, excellent state and private schooling and within walking distance of Abingdon town centre. There is a quick route on to the A34 leading to many important destinations both North and South. Useful distances include Abingdon town centre (circa. 1 mile) Oxford City (circa. 6 miles) and Didcot with its useful mainline railway station (circa. 8 miles).

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Inner lobby with cloakroom off through to a generous reception hall with stairs rising to the first floor
- Substantial study with picture window to the side aspect flooding the room with natural light
- Double aspect fitted kitchen to the front with a door leading out to the side passageway
- Generous separate dining room with a large window to the side. A door leads through to the living room
- Striking double aspect living room featuring a bay window affording views over the private rear gardens and sliding doors leading out onto the side gardens
- To the first floor are three well proportioned bedrooms, bedroom one being of particular note with built-in storage and sizable en-suite
- Both bedrooms two and three benefit from built-in storage and serviced by a five piece family bathroom with white suite
- Externally, the property benefits from rarely available driveway parking for multiple vehicles with gated side access, plus a single garage with light, power and electric roller door
- The rear gardens are also of particular note, well planted, lovingly maintained mature gardens offering excellent degrees of privacy.











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Cleavelands, OX14

Approximate Gross Internal Area = 153.10 sq m / 1648 sq ft

Garage = 14.40 sq m / 155 sq ft

Total = 167.50 sq m / 1803 sq ft

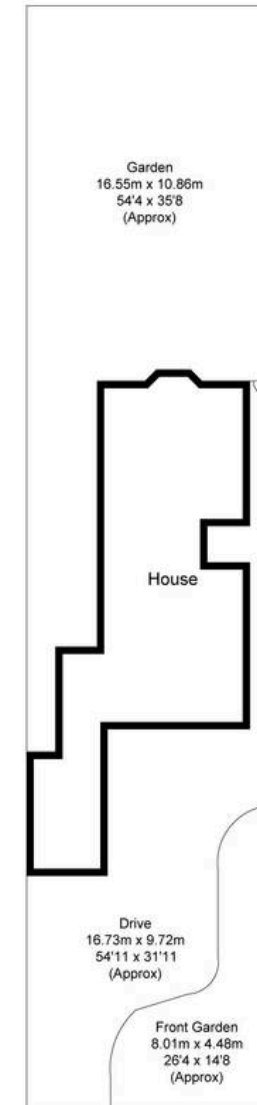
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Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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