



6 Alder Close, Abingdon OX14 1YG

6 Alder Close

Modern two-bedroom house well situated within a popular North Abingdon location close to nearby amenities, including a spacious living room/dining room leading to 43` enclosed rear gardens leading to a private parking space approached from the rear.

Alder Close is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including a doctor's surgery, Tilsley Park sports centre and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations both north and south and useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Key Features

- Entrance hall leading to kitchen and spacious open plan living room/dining room overlooking the rear gardens
- Two spacious first floor bedrooms complemented by family bathroom with white suite
- Benefits include electric heating and replacement PVCu double glazed windows
- Rear gardens are predominantly laid to lawn and fully enclosed by fencing with gate providing pedestrian access to private parking facility





Alder Close, OX14

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft

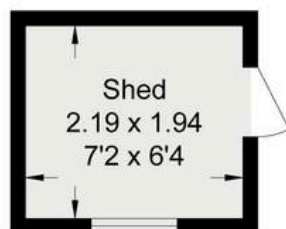
Shed = 4.20 sq m / 45 sq ft

Total = 60.20 sq m / 648 sq ft

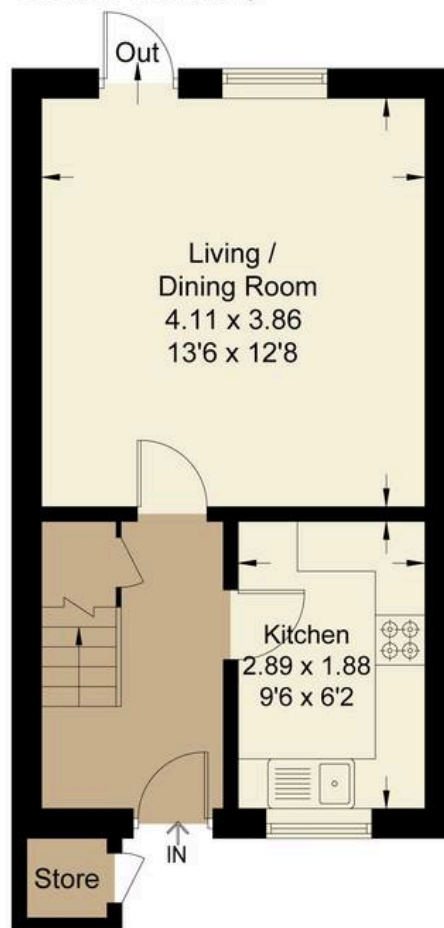
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(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



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