



1 Ely Close, Abingdon OX14 5PU

1 Ely Close

Substantially extended and superbly presented four bedroom family home well situated in a very popular location complemented by good size and beautifully presented corner plot rear and side gardens.

1 Ely Close is well-situated within this popular development and offers easy access to nearby amenities including the thriving market town centre. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: TBC





Key Features

- Entrance hall leading to cloakroom, well equipped kitchen/breakfast room and separate utility room
- Impressive extended open plan double aspect living /dining/family room benefitting from vaulted ceiling with two large double glazed Velux windows and double doors to rear gardens
- Stunning and very large first floor double aspect master bedroom including an extensive selection of fitted bedroom furniture and en- suite shower room
- Three further spacious bedrooms and family bathroom
- PVC double glazed windows, mains gas radiator central heating and efficient solar panel system providing reduced electricity bills
- Front gardens providing pattern embossed concrete hard standing parking facilities for many vehicles leading to large integral garage (ideal for conversion) including double glazed doors and windows
- Much larger than average and beautifully presented westerly facing corner plot rear gardens incorporating large patio/sun terrace and good size lawn area, surrounded by mature flower and shrub borders









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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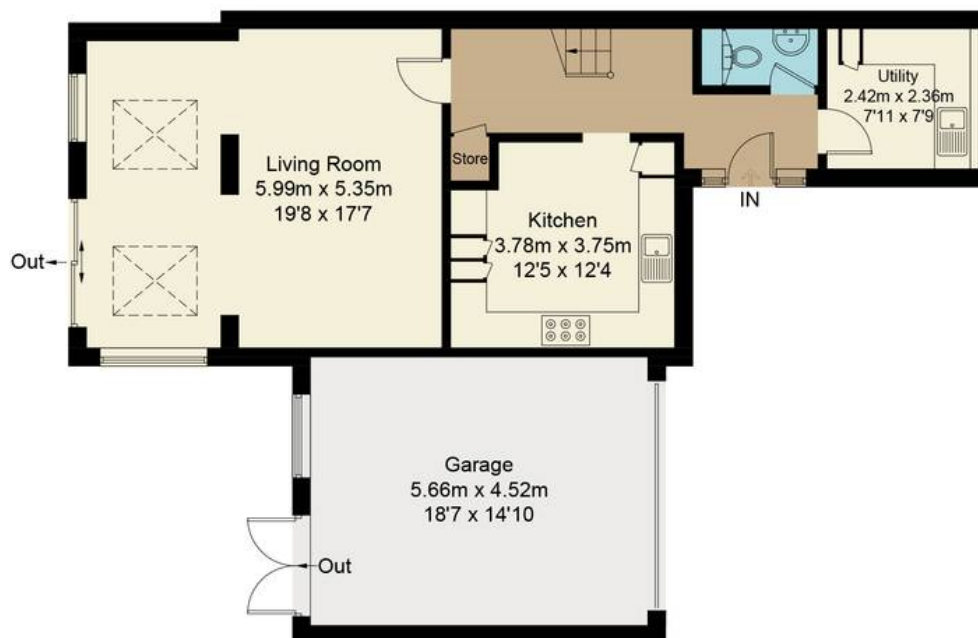
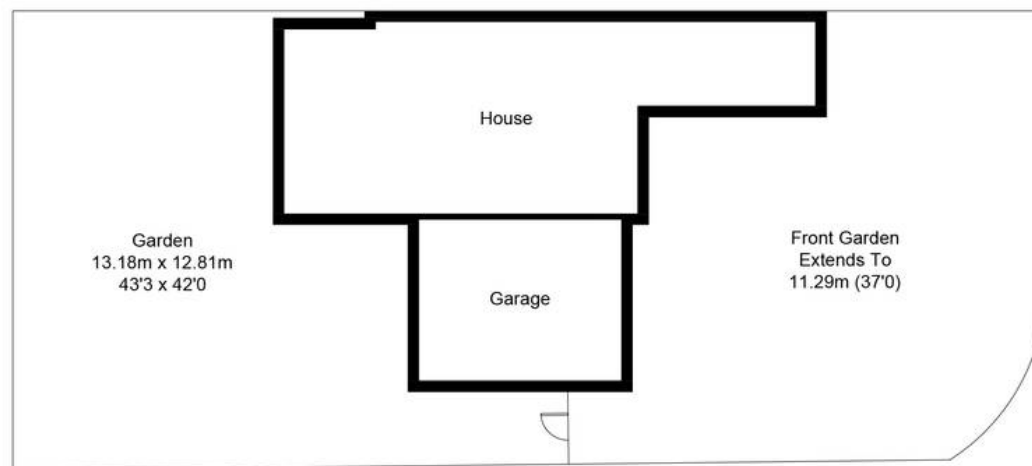
Ely Close, OX14

Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft

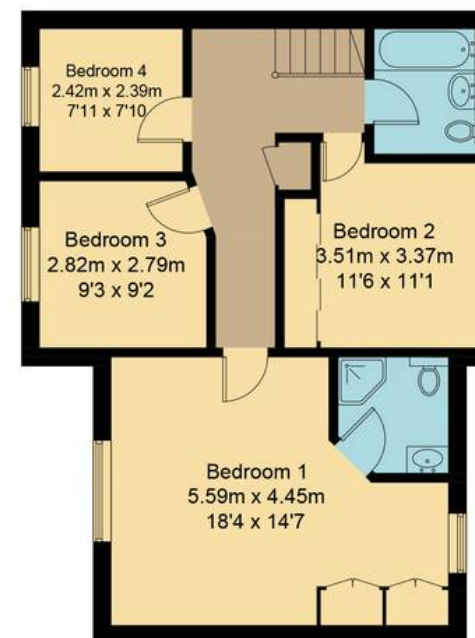
Garage = 25.7 sq m / 277 sq ft

Total = 155.9 sq m / 1678 sq ft

External Area = 254.9 sq m / 2744 sq ft



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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