



2 Kingston Close, Abingdon OX14 1ES



2 Kingston Close

Large, four-bedroom semi-detached house, situated in a delightful cul-de-sac location, sold with no ongoing chain.

2 Kingston Close is situated in a delightful cul-de-sac location and is within a short walk of Abingdon town centre's wide range of amenities and excellent primary and secondary schooling. Regular communications and private Facebook page also provide residents with opportunity to ask for help, offer items for sale or share recommendations for local traders. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Radley railway station (circa. 2 miles), Oxford city (circa. 6 miles) and Didcot with its mainline railway station to London Paddington (circa. 10 miles).

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall with tall storage cupboards and cloakroom off
- Large double aspect living room with double doors to rear gardens
- Separate dining room and kitchen (easily combined to provide large open plan lifestyle room)
- Useful covered side porch with doors to both front and rear gardens which in turn leads to an internal brick storeroom and very flexible brick-built study, ideal for those working from home
- Light and airy part galleried landing (with large roof space over - ideal for conversion) leading to four spacious bedrooms (three offering attractive views over the gardens and wooded copse beyond)
- Family bathroom with white suite (easily made much larger by including the adjoining tall storage cupboard)
- Mains gas radiator central heating (regularly serviced boiler), PVCu double glazed windows the property has been re-roofed and is sold with no ongoing chain
- Front gardens providing hard standing parking leading to the garage
- Good size mature rear gardens featuring extensive lawn surrounded by mature trees, shrubbery and fencing, before leading onto an attractive wooded copse









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GOLD WINNER

ESTATE AGENT
IN ABINGDON



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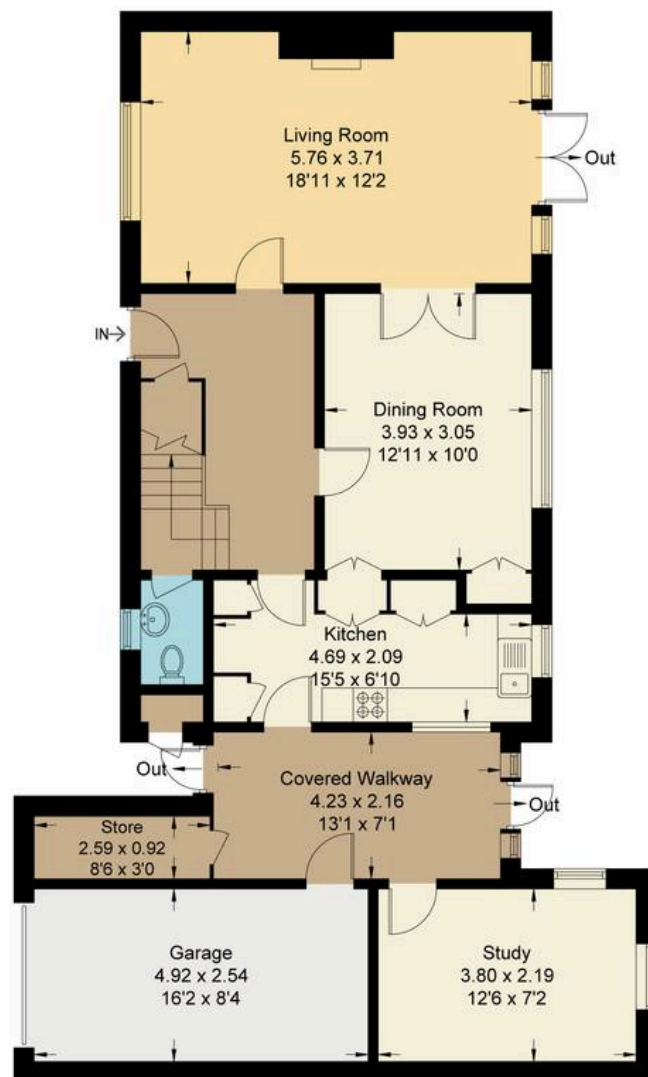
Kingston Close, OX14

Approximate Gross Internal Area = 139.30 sq m / 1499 sq ft

Garage = 12.50 sq m / 135 sq ft

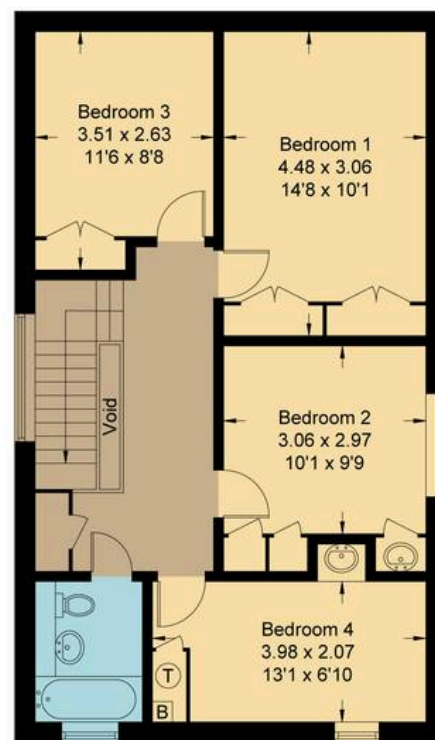
Total = 151.80 sq m / 1634 sq ft

For identification only - Not to scale

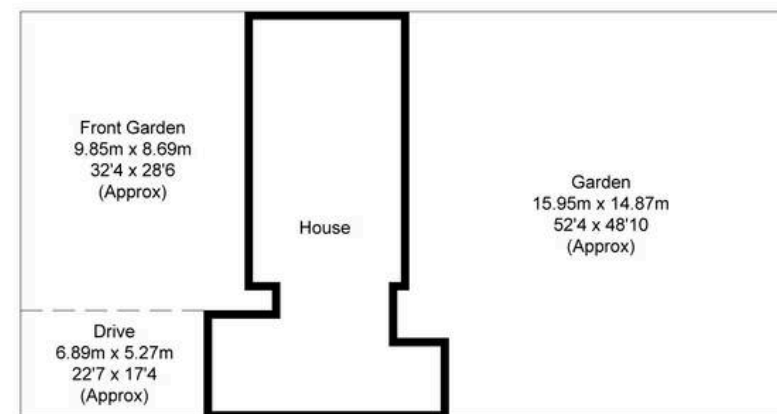


Ground Floor

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