



Crosslands Drive, Abingdon, OX14 1JY

Guide Price £345,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The property opens into an entrance hall with useful understairs storage and stairs to the first floor. The sitting room features a bay window to the front, an electric fireplace and an open-plan layout leading into the dining room, which enjoys a further bay window overlooking the rear garden. The kitchen is fitted with a range of wall and base units, with direct access to the garden and an airing cupboard housing the central heating boiler and hot water cylinder.

The first floor offers three bedrooms and a family bathroom. The master bedroom is a spacious double with a front-facing window, while the second bedroom overlooks the rear garden. Bedroom three is a smaller room with a front aspect and built-in wardrobes. The family bathroom comprises a bath with shower over, wash hand basin and WC.

The property benefits from a walled front garden and a driveway providing off-street parking. Side access leads to a large garage with power and lighting, offering excellent storage or workshop potential. The well-maintained rear garden features two lawned areas, a patio, a glass greenhouse and established shrubs and evergreen planting. While the property has been well cared for, the interior would benefit from modernisation, presenting an excellent opportunity for buyers to update to their own taste, with further potential for extension or conversion, subject to the necessary planning permissions.





Key Features

- No onward chain
- Popular residential location
- Two reception rooms with bay windows
- Separate fitted kitchen
- Family bathroom
- Driveway providing off-street parking
- Large garage with power and lighting
- Generous rear garden with scope to extend (STPP)
- EPC Rating E - Council Tax Band C





The Location

Crosslands Drive is conveniently situated for a range of local schools, including Dunmore Primary School and St Nicolas Church of England Primary School, alongside secondary education at Fitzharrys School, John Mason School and Larkmead School. Abingdon town centre is within easy reach, offering a variety of shops, cafés, restaurants and leisure facilities, while nearby supermarkets and access to the A34 provide everyday convenience and good connections to Oxford and the surrounding area.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

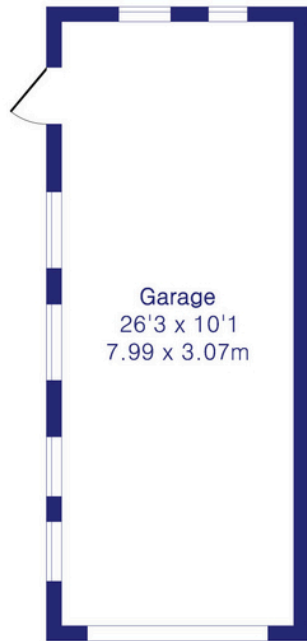


Approximate Gross Internal Area 1083 sq ft - 101 sq m (Including Garage)

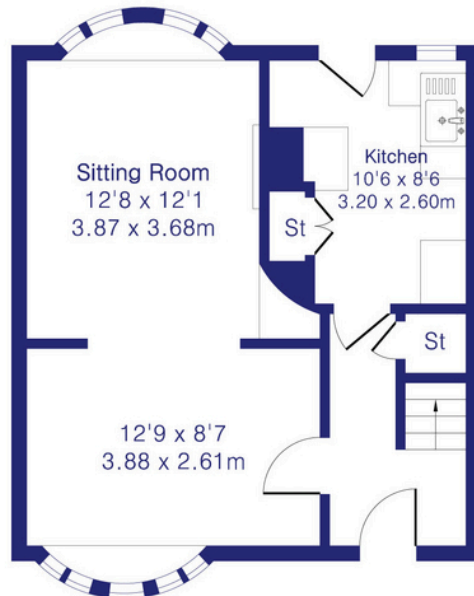
Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 401 sq ft – 37 sq m

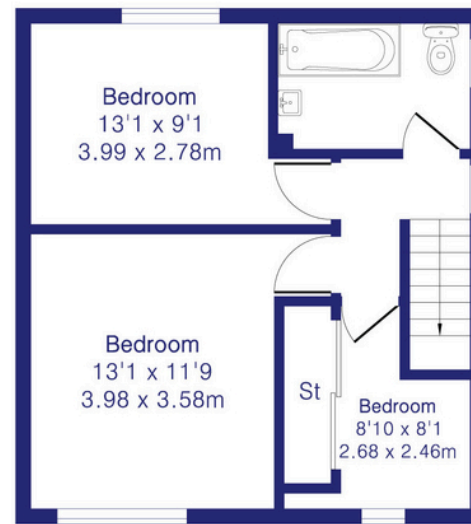
Garage Area 264 sq ft – 25 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

