14
Oliver
James

Evelin Road,

Abingdon, OX14 1JR

£625,000

Description

Extended and much improved family home offering over 1900 sq ft of flexible living space in highly sought after North Abingdon.

The hub of the remodelled house is the stylish light and airy 27ft x 25ft kitchen/lifestyle room which leads out through bi-fold doors on to the rear terrace and south facing gardens beyond.

The remainder of the accommodation offers four double bedrooms with optional fifth bedroom/hobbies room on the first floor and on the ground floor an occasional bedroom six/play room to compliment the quiet Living room, study, cloakroom and utility room.

The principal bedroom has an en-suite shower room and there is also a spacious family bathroom with both bath and shower cubicle on the first floor.

The kitchen offers ample worktop and cupboard space along with integrated appliances and the heating is a mix of underfloor and radiators.

Outside is a large block paved driveway leading to the integral garage and offers parking for numerous cars. Side pedestrian access leads through to the south facing rear garden which is mainly laid to lawn and enclosed by fencing with a large patio area immediately to the rear of the house, an ideal entertaining space. The pitched roofs to the extended accommodation are easy on the eye and match very well.

Location

The property is situated just off the Wootton Road in North Abingdon, close to local shops and bus routes and walking distance to St Helen and St Katharine School, Abingdon School and Abingdon's Secondary and Primary schools.

Within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools close by, plus Frilford Heath and Drayton golf courses. Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

The North Access to the A.34 is only 1.5 miles away. The local area has a comprehensive range of independent schools and on bus routes for schools further a field.

Agent Notes

The property is Freehold.

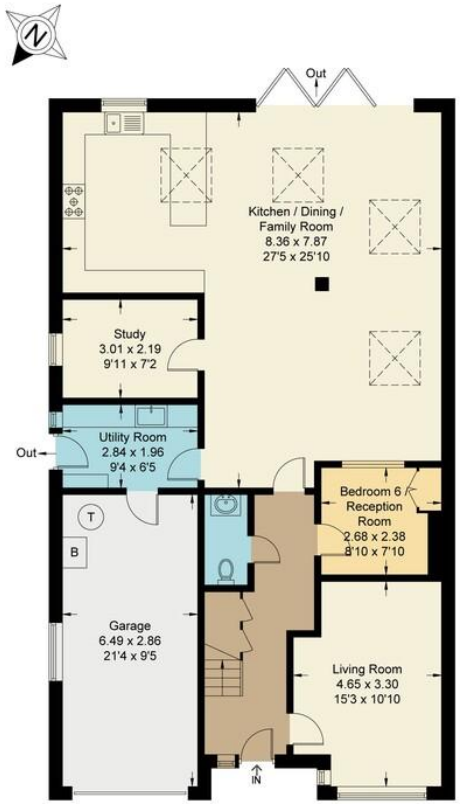
Mains drainage, gas, electricity and water are connected.

Council Tax is band D with Vale White Horse DC and the EPC Rating is C

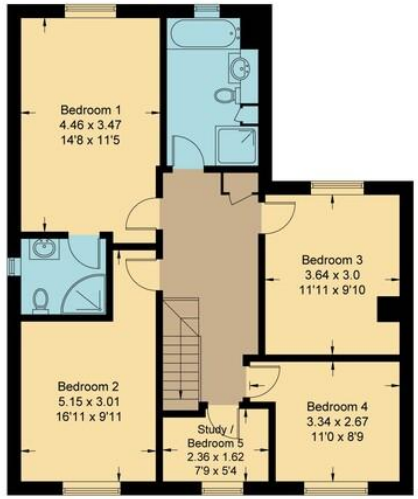
We have to give a 5 year flood history and the property has not flooded in the last 5 years.

Evelin Road, OX14

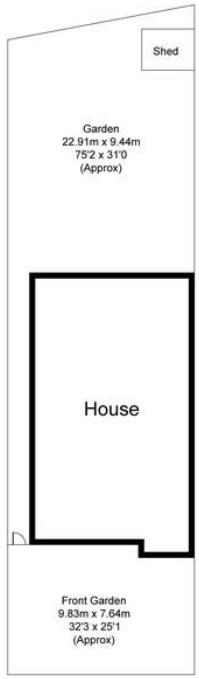
Approximate Gross Internal Area = 178.30 sq m / 1919 sq ft
Garage = 18.60 sq m / 200 sq ft
Total = 196.90 sq m / 2119 sq ft
For identification only - Not to scale



Ground Floor



First Floor



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