



Kingston Close, Abingdon, OX14 1ES

£625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in this highly regarded and quiet corner of town, with green space and mature trees, is this five-bedroom semi-detached property with an exceptional garden and ample family accommodation. Positioned in a cul-de-sac location, and offered for sale with no onward chain, the property comprises; entrance hall, double aspect lounge overlooking the garden, dining room, kitchen, cloakroom, sideways with access to the garage, utility room, bathroom, and double bedroom which could be used as an additional reception room/family room. On the first floor there is a family bathroom and four generous bedrooms. To the rear of the property there is a large, very impressive, established garden with patio area and well stocked borders. Finally, to the front, there is a lawn and driveway which leads to the garage. For the size, potential, and garden to be fully appreciated, the property must be viewed.





Key Features

- Five bedrooms.
- Cul-de-sac location in this highly regarded and quiet corner of town
- No onward chain
- Large and impressive garden
- Driveway and garage
- Large lounge
- Potential for reconfiguration and extension (subject to the relevant consents).
- Ample storage
- Council Tax Band:E / EPC Rating: tbc





The Location

Kingston Close is situated in a popular residential area of Abingdon, offering convenient access to a wide range of local amenities, schools and transport links. The historic market town centre is within easy reach, providing a variety of shops, cafés, restaurants and riverside walks along the River Thames. Excellent schooling options are available nearby, while commuters benefit from easy access to the A34, connecting Oxford, Didcot and the wider motorway network. Didcot Parkway railway station is also within easy reach, offering regular mainline services to London Paddington.

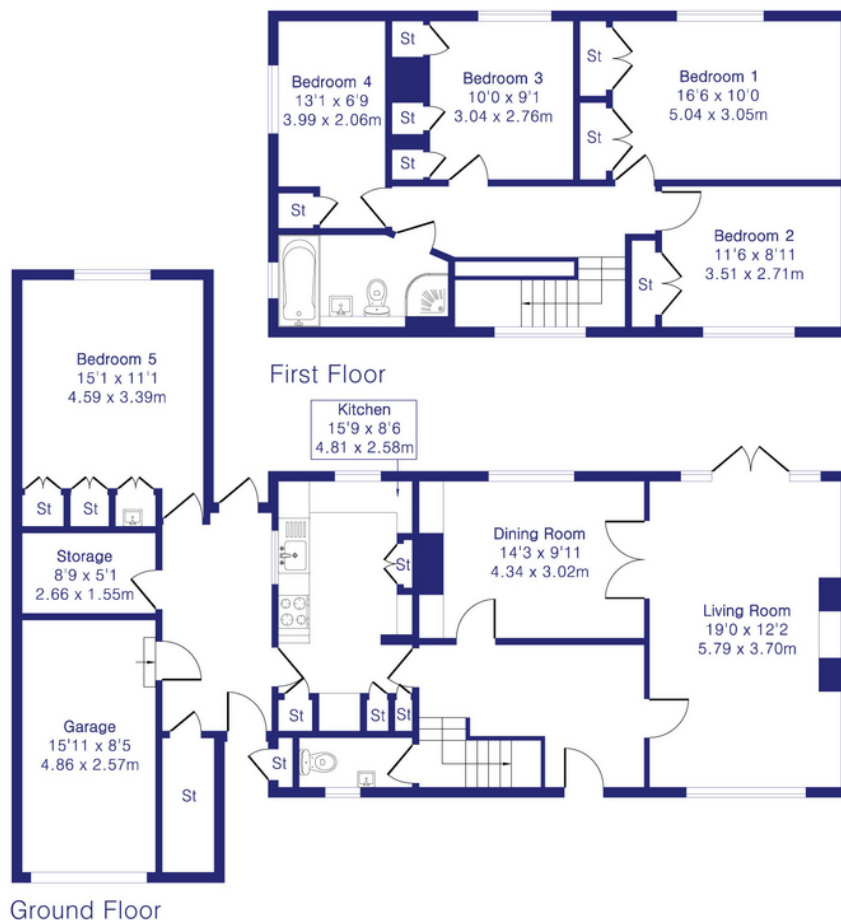
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low/unlikely 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. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1877 sq ft - 174 sq m
(Including Garage)**

Ground Floor Area 1189 sq ft – 110 sq m

First Floor Area 688 sq ft – 64 sq m



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.

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