



31 St. Amand Drive, Abingdon OX14 5RG

31 St. Amand Drive

Stunning modern townhouse, offering a superbly presented contemporary lifestyle within this highly sought after location close to nearby riverside walks and the thriving town centre's many amenities.

St. Amand Drive is well-situated, offering easy pedestrian access to good schools, nearby delightful Thames-side walks and the thriving town centre's shops and facilities combined with easy access onto the A34 and Oxford city centre and Didcot for mainline rail links to London Paddington (Didcot to Paddington 40 minutes). Surrounding villages include Drayton (circa. 2.4 miles), Steventon (circa. 3.9 miles) and Sutton Courtenay (circa. 3.8 miles) with good access to Abingdon, Culham and Milton Business Park.

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





Key Features

- Ground floor cloakroom and separate utility room
- Refitted kitchen/Dining Room
- L shape living room with double doors opening onto a Juliet balcony providing attractive elevated views
- Refitted family bathroom featuring a 'P' shaped bath
- Three bedrooms
- Replacement uPVC double glazed windows and recently installed modern energy efficient gas fired combination boiler, with stylish contemporary radiators fitted throughout
- Attractive, mature south facing rear gardens, thoughtfully landscaped, affording good degrees of privacy









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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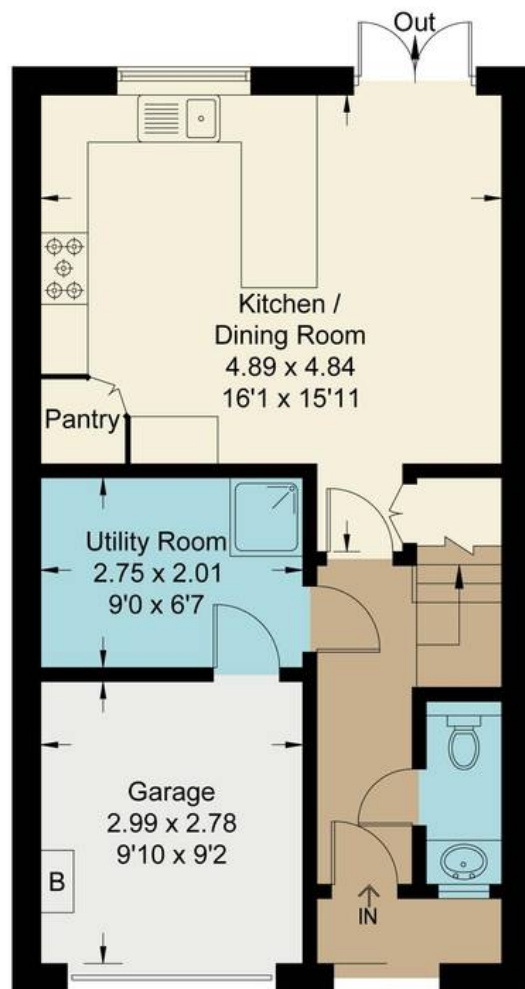
St Amand Drive, OX14

Approximate Gross Internal Area = 115.30 sq m / 1241 sq ft

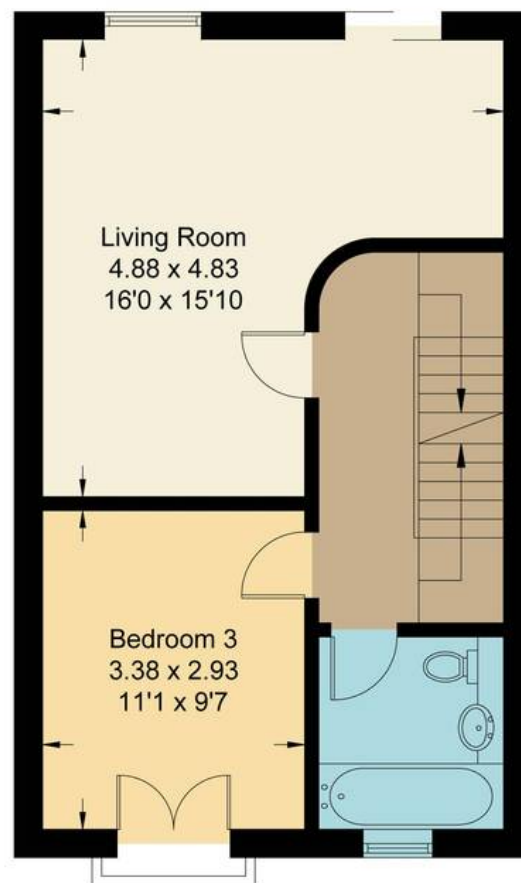
Garage = 8.30 sq m / 89 sq ft

Total = 123.60 sq m / 1330 sq ft

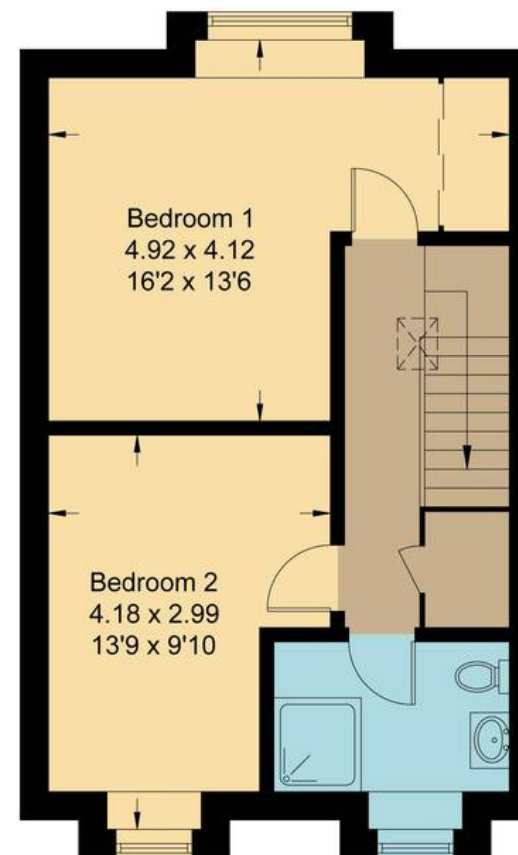
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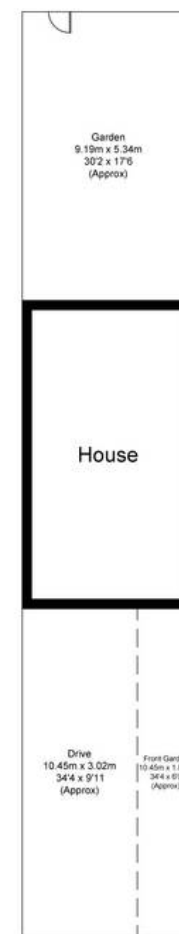
Ground Floor



First Floor



Second Floor



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