



Loyd Close, Abingdon, OX14 1XR

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented four-bedroom detached family home offering a modern, flexible layout ideal for contemporary living. The property has been upgraded to create a bright, sociable environment, with the kitchen, dining and family areas opened up to form an impressive open-plan living space, complemented by a utility room and cloakroom.

The home benefits from an energy-efficient air source heat pump, with underfloor heating to the ground floor and radiators upstairs. Ethernet connectivity is installed throughout, the principal en-suite has been refurbished, and an electric vehicle charging point adds further modern convenience. The living room is a versatile and welcoming space featuring a bay window.

### Ground Floor

A spacious entrance hall leads to the living room, while the open-plan kitchen/dining/family area forms the heart of the home, ideal for modern family life. A utility room, cloakroom and double-glazed conservatory provide additional practicality and reception space, with views over the rear garden.

### First Floor

The landing includes a useful study area. The principal bedroom offers built-in wardrobes and a stylish en-suite shower room. Three further well-proportioned bedrooms are served by a generous family bathroom.

### Outside

The property features double-glazed windows and heating via the air source heat pump. To the front is hard-standing for multiple vehicles, access to the integral garage and the EV charging point. The south-facing rear garden is larger than average, offering privacy and an excellent space for outdoor relaxation and entertaining.





## Key Features

- Well-presented four-bedroom detached family home
- Modern open-plan kitchen, dining and family living space
- Energy-efficient air source heat pump with underfloor heating
- Electric vehicle charging point and driveway parking
- Refurbished principal en-suite and stylish family bathroom
- South-facing, larger-than-average private rear garden
- Ethernet connectivity installed throughout
- Quiet cul-de-sac location close to Abingdon town centre
- EPC Rating D - Council Tax Band F



## The Location

Lloyd Close is a quiet residential cul-de-sac located within easy reach of Abingdon town centre, which offers a wide range of shops, cafés, restaurants and leisure facilities. The area is well served by reputable schools and benefits from excellent transport links, including access to the A34 for Oxford and the M40/M4, along with regular bus services and nearby mainline rail connections. Scenic riverside walks and open green spaces are also close by, making this a popular location for families and professionals alike.

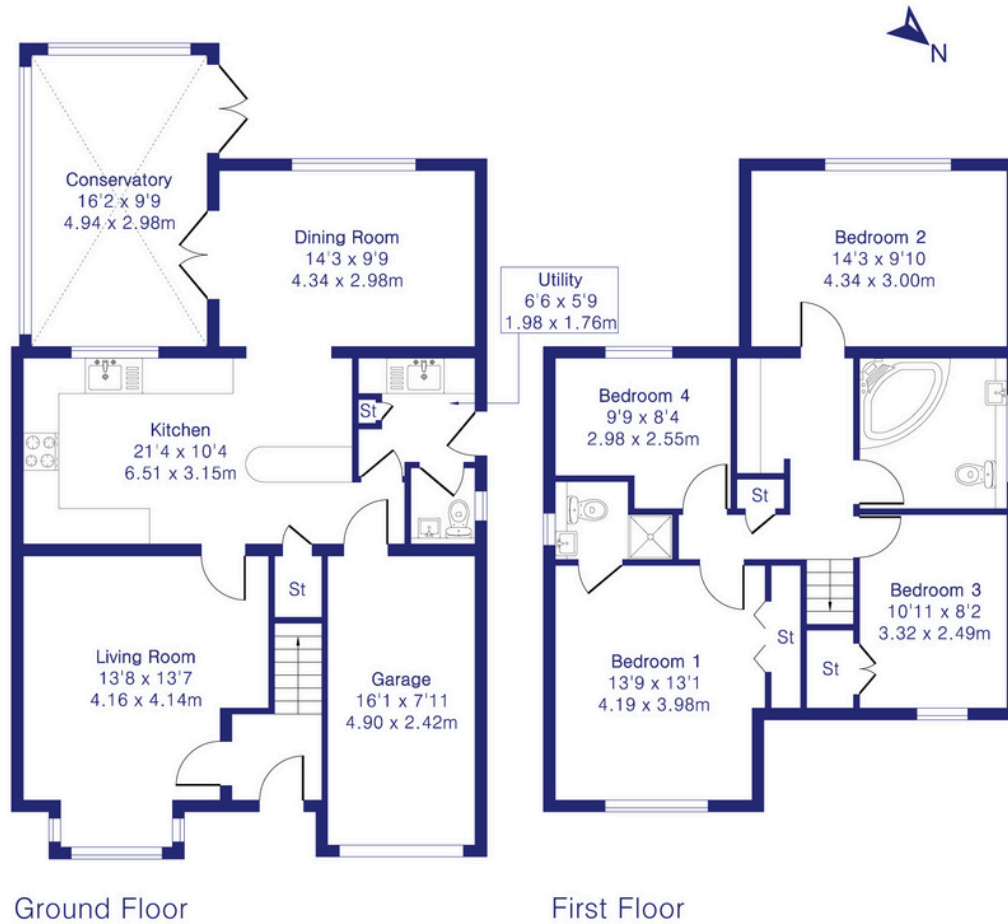
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Air source heat pump.
- Parking: Single garage & driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



**Approximate Gross Internal Area 1669 sq ft - 155 sq m  
(Including Garage)**

Ground Floor Area 975 sq ft – 91 sq m

First Floor Area 694 sq ft – 64 sq m



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