4 Kysbie Close, Abingdon, OX14 1XZ

Guide Price £475,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A handsome 4 bedroom detached family residence occupying a corner position with south westerly rear gardens.

Light and airy, thoughtfully arranged accommodation which has been much improved.

High quality wood, tiled and carpeted flooring, Burglar alarm, re-fitted and well equipped kitchen/breakfast room, re-furbished and fully tiled en-suite and family bathroom, replacement double glazed windows with diamond leaded panes, pleasing interior décor, versatile conservatory/sun lounge and private driveway to single size garage.

Material Information

- Utilities: Mains gas/electricity/water/drainage are connected
- Parking: Garage & driveway
- Broadband Coverage: Standard, Superfast &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-2000 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.

Key Features

- Gas central heating (radiators)
- Replacement leaded pane double glazed windows
- Lovely corner plot position
- EPC Rating: D
- Council Tax Band: D

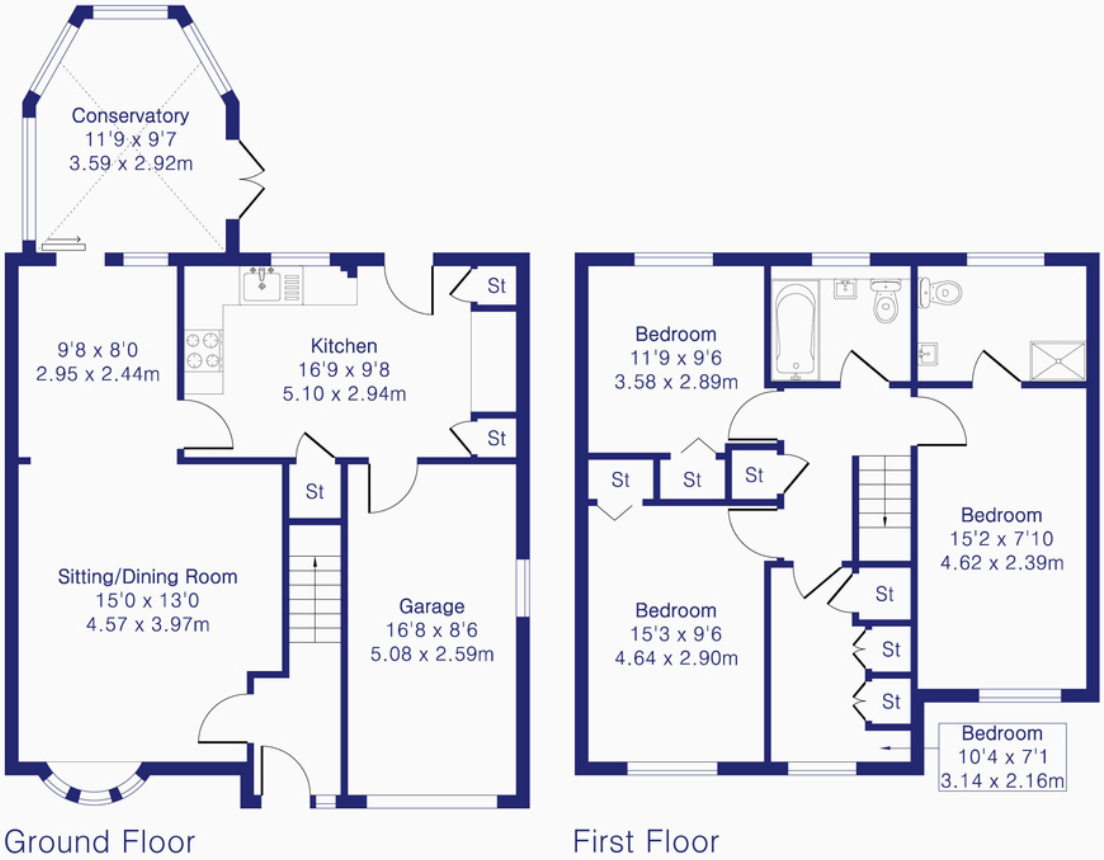
The Location

Pleasantly and conveniently situated in an established no through road, on the northern outskirts of Abingdon, within two miles of its historic Thameside town centre, and very accessible to a range of schools catering for all ages. There is quick and easy access onto the nearby A34 connecting northbound to Oxford (8 miles) and the M40, southbound to the M4. For commuters, Didcot parkway (9 miles) provides a regular mainline connection to London Paddington, in as little as 36 minutes.

Approximate Gross Internal Area 1349 sq ft - 125 sq m (Including Garage)

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 593 sq ft – 55 sq m



Ground Floor

First Floor

PINK PLAN

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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