



49 Crosslands Drive, Abingdon OX14 1JU



49 Crosslands Drive

Spacious and superbly presented three-bedroom house, well situated within this popular location close to many amenities, with many features including a stylishly re-fitted kitchen and an impressive double aspect living room through to dining room overlooking the much larger than average rear gardens.

Crosslands Drive is an established road offering easy pedestrian access to many nearby amenities including excellent schooling and Abingdon town centre with its many facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot with its useful mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 3

Bathrooms: 1

Reception: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Living room through to dining room benefiting from fitted wall to wall cupboards with shelving over
- Stylishly refitted kitchen
- Three spacious first floor bedrooms (including two good sized double bedrooms)
- Re-fitted family bathroom with contemporary white suite
- PVC double glazed windows and recently installed mains gas radiator central heating
- Front gardens providing hard standing parking facilities
- Larger than average 94` south facing rear gardens incorporating patio leading to spacious solid construction detached garden outbuilding and extensive lawn - the whole enclosed by fencing
- There is excellent potential to substantially extend the existing accommodation

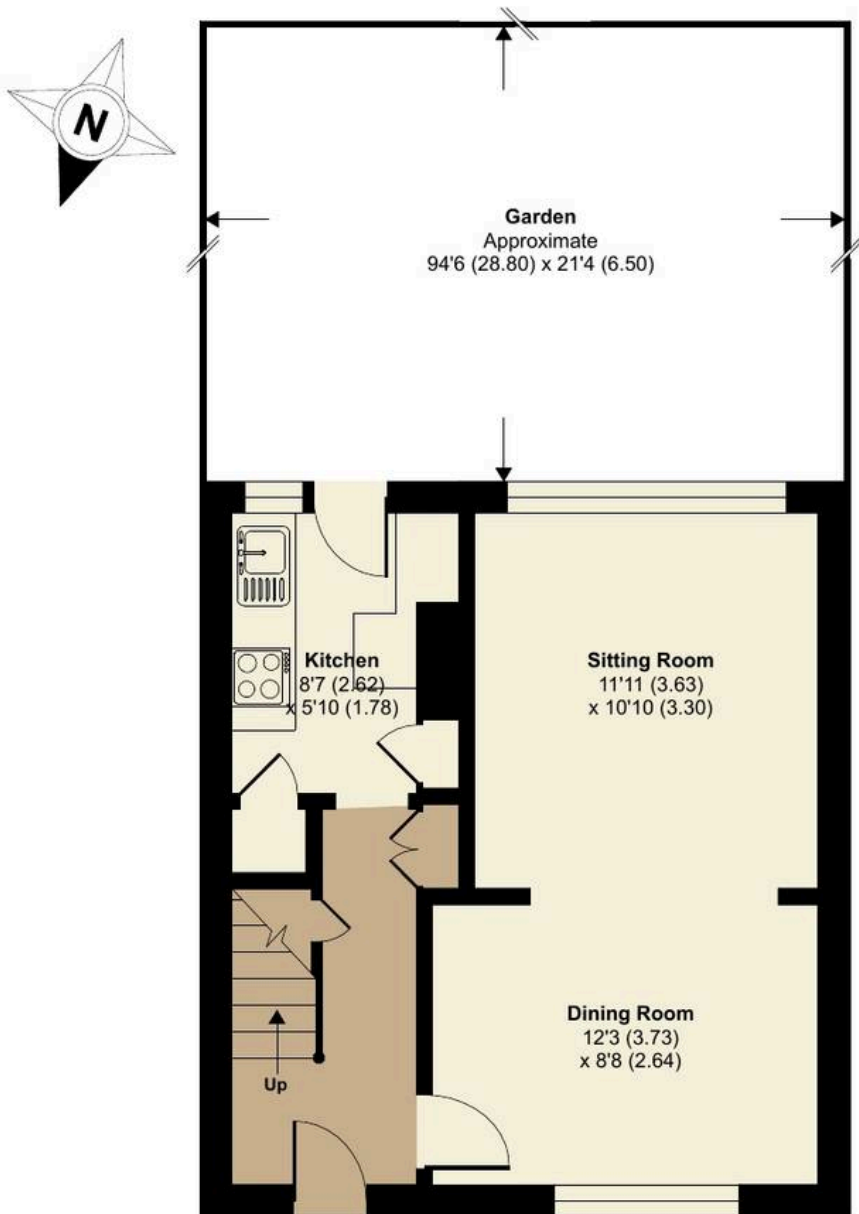
Crosslands Drive, Abingdon, OX14

Approximate Area = 826 sq ft / 76.7 sq m

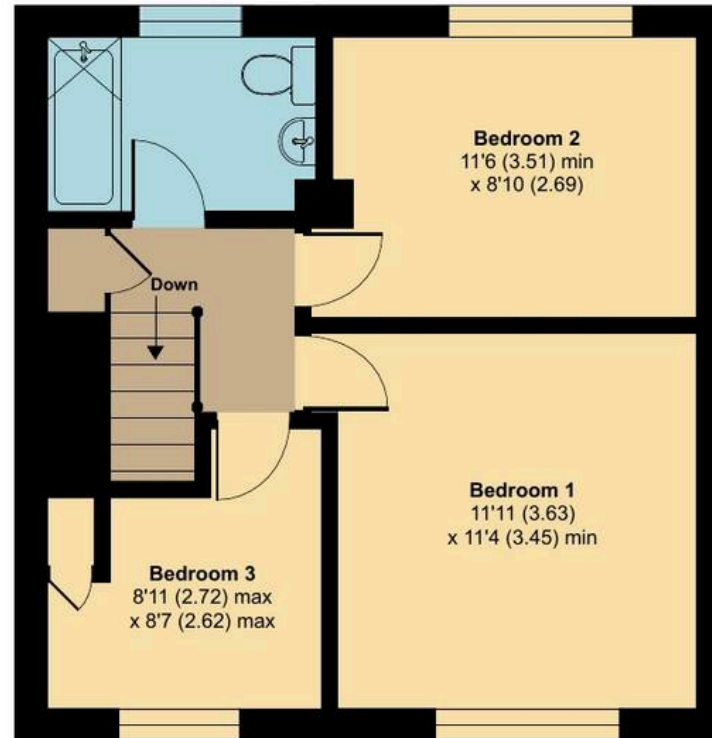
Shed = 54 sq ft / 5. sq m

Total = 880 sq ft / 81.7 sq m

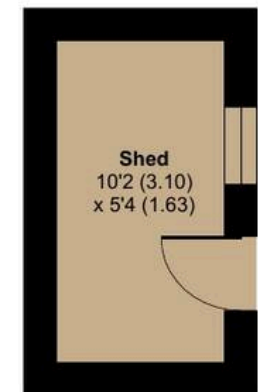
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Hodsons. REF: 976314

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