



Connells

Sycamore Crescent
Radley Abingdon

Sycamore Crescent Radley Abingdon OX14 2LF

for sale offers in excess of
£160,000



Property Description

Situated within the popular Woodlands Park, Sycamore Crescent combines the benefits of a tranquil lifestyle with outstanding convenience.

Residents enjoy easy access to local amenities in both Kennington and Radley, while Radley Railway Station provides direct services to Oxford, Didcot and connections into London. Regular bus services and excellent transport links make travel throughout Oxfordshire and beyond both simple and convenient.

The property occupies a pleasant position with fully enclosed, low-maintenance gardens to both the front and rear, making it particularly appealing for pet owners. Further benefits include a private driveway, solar panels and a new roof installed in 2025, enhancing both efficiency and peace of mind.

A superb opportunity to acquire a spacious, well-appointed and energy-conscious park home in a highly regarded residential park, offering comfortable single-level living with excellent transport links and local amenities close at hand.

Agents Note - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

The home is entered via a welcoming hallway providing access to the principal accommodation. A useful ceiling fan/light is fitted, while a large airing cupboard houses the Vaillant combination boiler, which was serviced and gas certified on 22nd May 2026.

Cloakroom

Positioned towards the front of the property is a convenient cloakroom comprising a WC and wash hand basin, ideal for guests and everyday practicality.

Living/Dining Room

A particularly impressive feature of the home is the spacious open-plan living and dining room measuring approximately 15'5" x 11'11" (4.71m x 3.62m). This bright and versatile space comfortably accommodates both a full dining suite and substantial lounge furniture, creating an ideal environment for entertaining or relaxing. Large windows allow plenty of natural light to flood the room, enhancing the welcoming atmosphere.

Kitchen

The separate fitted kitchen measures approximately 11'6" x 9'6" (3.51m x 2.89m) and has been designed with practicality in mind. Offering an excellent range of storage including a full-height larger cupboard, there is additional under-counter space for white goods and waste bins. The kitchen benefits from a freestanding gas cooker (bottled gas), which is included within the sale.

Bedroom One

The generous principal bedroom measures approximately 11'11" x 9'6" (3.63m x 2.89m) and benefits from extensive fitted furniture including triple floor-to-ceiling wardrobes and a built-in dressing table, providing excellent storage without compromising floor space.

Bedroom Two

A further double bedroom measuring approximately 10'9" x 9'6" (3.28m x 2.89m), also featuring full-height fitted wardrobes and a built-in dressing table. This versatile room could equally serve as a guest bedroom, hobby

room or home office.

Shower Room

The modern shower room is fitted with a large step-in electric shower, WC and wash hand basin, together with a heated towel rail, creating a comfortable and practical bathing space.

Outside

The property enjoys attractive and easily maintained gardens which are fully enclosed by a mixture of 4ft, 5ft and 6ft timber fencing, providing excellent privacy and security for pets.

Additional outdoor features include:

Private driveway parking
Ramped access to the side/rear entrance

Outside tap,
Lean-to scooter shed

Rotary washing line

Large metal storage shed (approximately 8ft x 6ft), included in the sale

Additional Information

New roof installed in 2025

Solar panels installed in 2025

Full gas central heating throughout

Double glazing throughout
Curtains and blinds included within the sale

Selected furniture available by separate negotiation

Vaillant combination boiler serviced and gas certified on 22nd May 2026

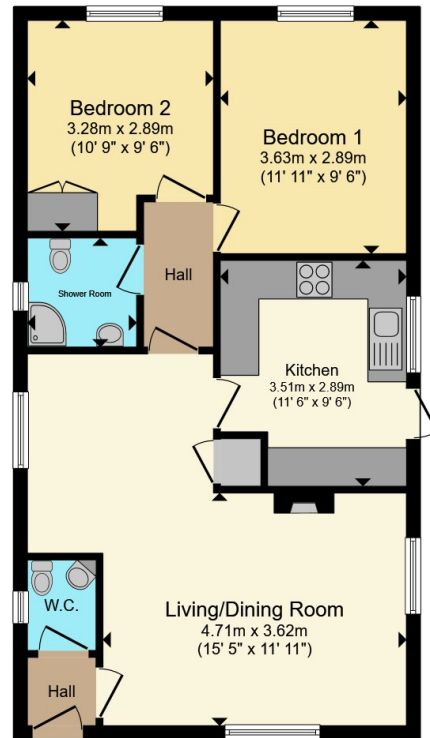
Site Fees

Pitch fee including water: £1,819.90 per annum

Pitch Fee: £1,502.60

Water Charges: £317.30





Total floor area 64.4 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/ABG305598

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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