



13 Glyme Close, Abingdon, OX14 3SY

Guide Price £535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Tucked away in a desirable cul-de-sac just off Radley Road in Abingdon, this well-presented four-bedroom, two-bathroom detached home is ideally located close to local amenities, highly regarded schools, and within easy reach of the town centre. On the ground floor, the property features an entrance porch, a modern shower room, a spacious living room, and an impressive open-plan kitchen/dining area with a large central island and ample storage throughout. A separate utility room—accessible from both the kitchen and the garage—offers excellent versatility and could also be used as a study. The single-storey rear extension creates a wonderful hub of the home, providing flexible living space and a lovely flow throughout. Upstairs, there are four generous bedrooms. The primary bedroom benefits from a walk-in wardrobe, while bedrooms two and three also include built-in storage. A contemporary family bathroom completes the first floor.

Outside, the property offers ample driveway parking to the front, along with garage access via a side door in addition to the main up-and-over door. To the rear, a well-maintained garden features both lawn and patio areas, with access directly from the kitchen/dining room and utility.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.



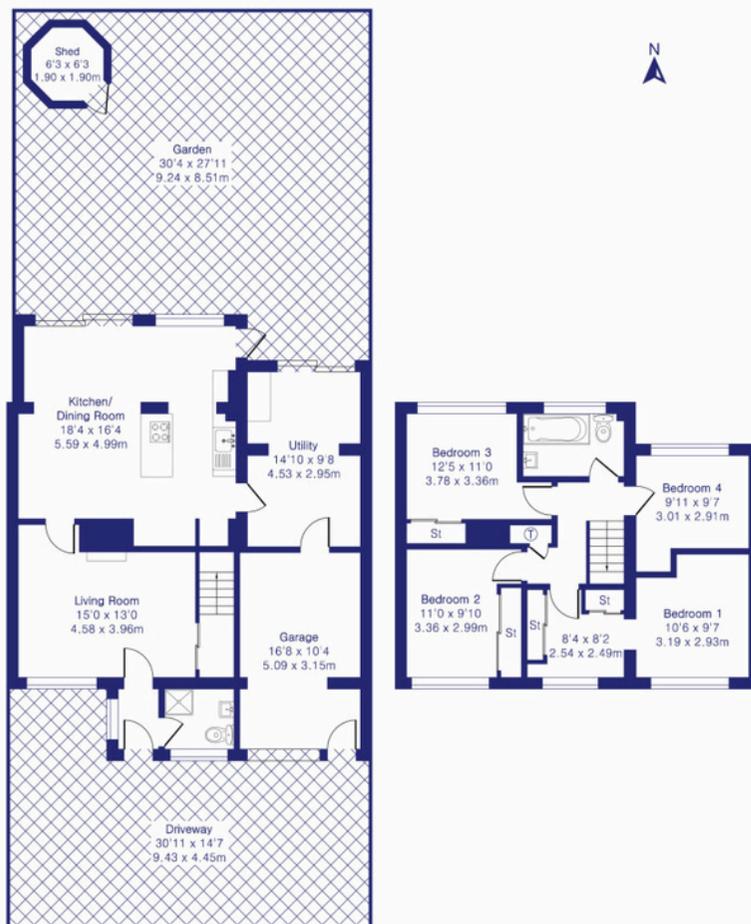
## Key Features

- Four bedroom detached property close to Abingdon Town Centre
- Open plan kitchen/dining with kitchen island and plenty of storage
- Tucked away in a desirable cul-de-sac
- Utility room/study off single garage
- Walk in wardrobe off primary bedroom
- Downstairs shower room
- Close to local amenities
- Council Tax Band: E
- EPD: D

## The Location

A wide range of local amenities including a Waitrose, shops, cafés, pubs, gyms, and leisure facilities, are all easily accessible on foot. Well connected by public transport to Oxford and Didcot Parkway (38 minutes to London, Paddington), Radley Road is one of the town's most sought after addresses, making this a superb family home in an enviable location.

Approximate Gross Internal Area 1571 sq ft - 146 sq m  
 (Excluding Shed & Including Garage)  
 Ground Floor Area 954 sq ft – 89 sq m  
 First Floor Area 617 sq ft – 57 sq m  
 Shed Area 32 sq ft – 3 sq m



Ground Floor

First Floor

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