



45 Kysbie Close, Abingdon OX14 1XY



# 45 Kysbie Close

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Substantially extended and superbly presented six-bedroom detached family home offering very flexible living accommodation over three floors, well situated within a highly sought after location with convenient access to excellent local schooling and transport links, sold with no ongoing chain.

Kysbie Close is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including doctor's surgery and Tilsley Park sports centre and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children, Fitzharrys secondary school. Useful distances include Oxford city (circa. 6 miles) and Radley railway station (circa. 2.5 miles).

Bedrooms: 6

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: D

Tenure: Freehold

EPC: C





## Key Features

- Entrance hall leading to ground floor study and large separate living room with double glazed bay window and doors leading to the family lifestyle room
- Stunning extended lifestyle room featuring a wonderful part vaulted ceiling and stylish kitchen, open plan to flexible family/dining areas complemented by bi-fold doors opening onto rear gardens
- Wonderful and very spacious top floor principal bedroom offering elevated views with built-in wardrobe/storage cupboards, further second double bedroom both complemented by family shower room
- Three first floor double bedrooms and further single bedroom all with fitted wardrobe cupboards, complemented by family bathroom with contemporary white suite and family shower room
- Low maintenance East facing rear gardens- the whole enclosed by fencing with gated side access, front gardens provide hard standing parking facilities for several vehicles
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain











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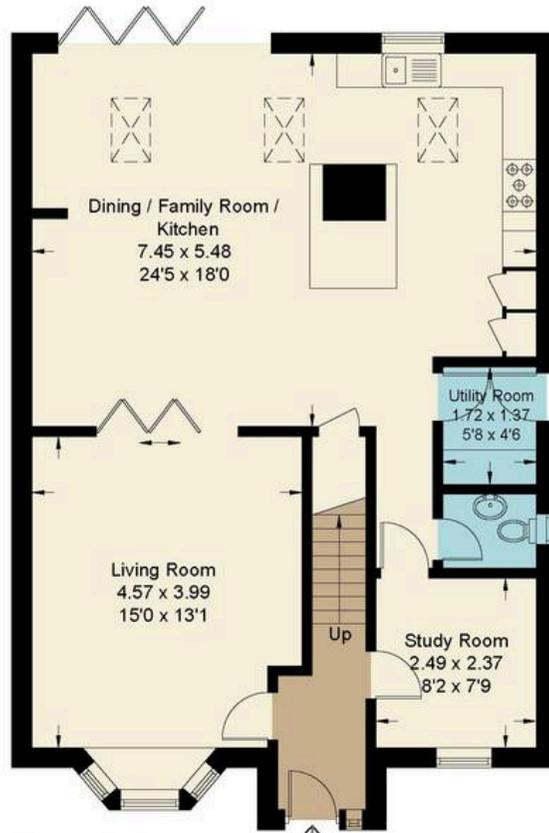
# Kysbie Close, OX14

Approximate Gross Internal Area = 176.90 sq m / 1904 sq ft

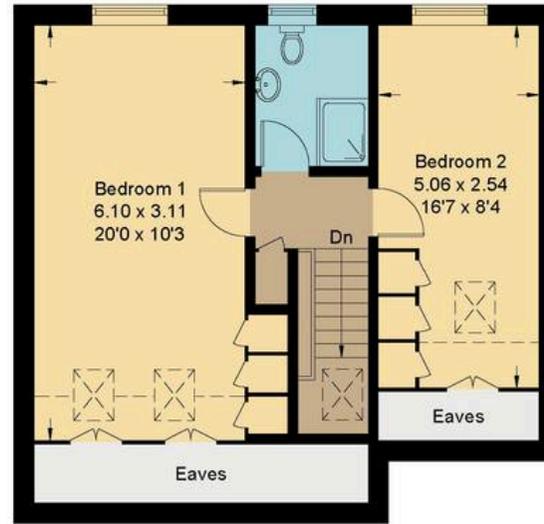
Eaves = 6.0 sq m / 65 sq ft

Total = 182.90 sq m / 1969 sq ft

For identification only - Not to scale



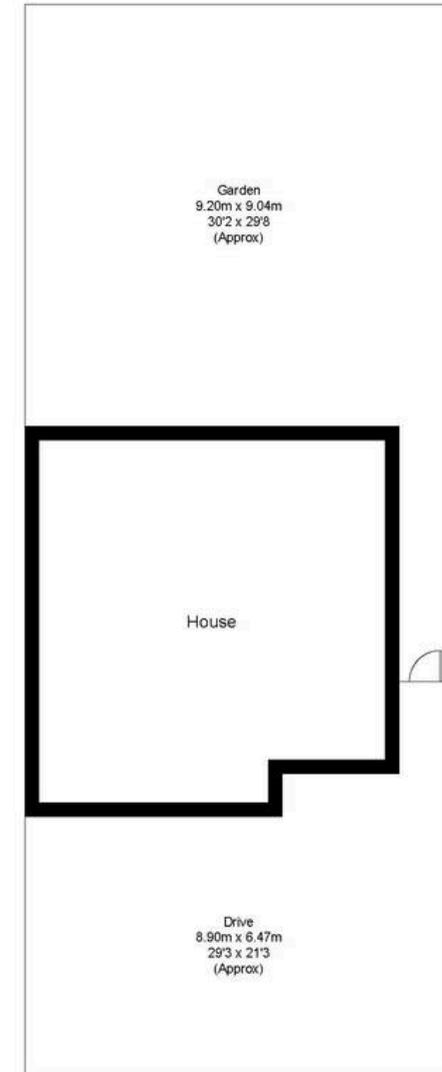
**Ground Floor**



**Second Floor**



**First Floor**



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