



45 Crosslands Drive, Abingdon OX14 1JU



45 Crosslands Drive

Large southerly facing gardens feature with this extended and well presented three-bedroom family home situated in a very popular location close to many nearby amenities including excellent schooling.

Crosslands Drive is an established road offering easy pedestrian access to many nearby amenities including excellent primary and secondary schooling and the historic Abingdon town centre with its wide range of 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 Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: D

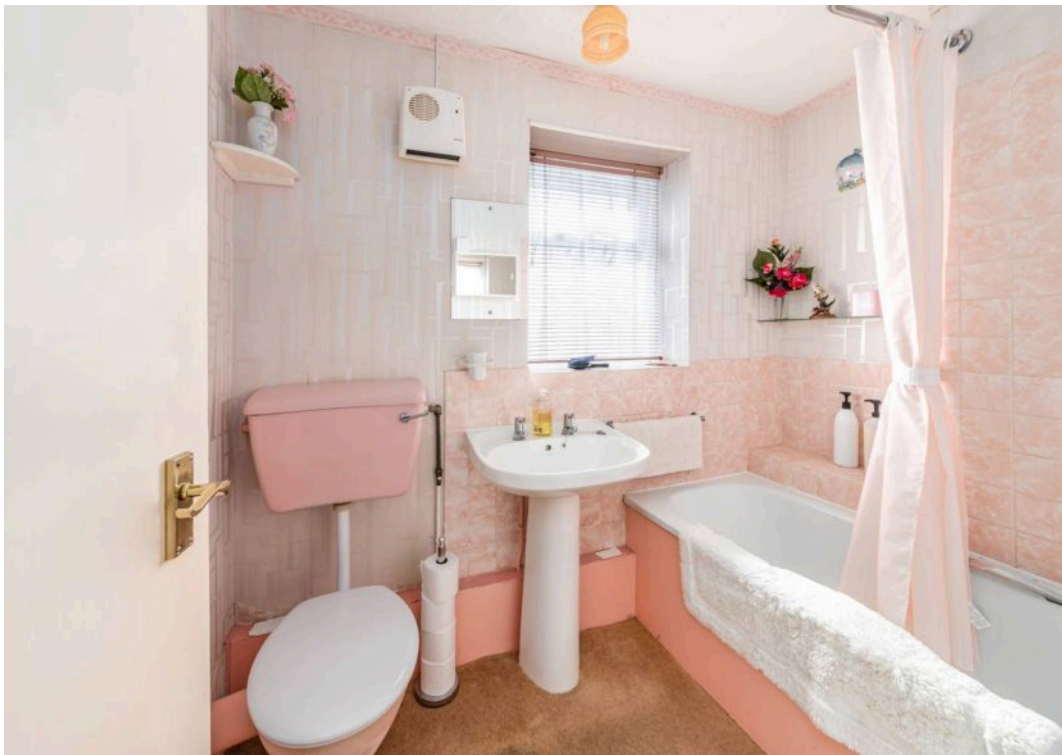




Key Features

- Enclosed entrance porch leading to entrance hall
- Spacious dining room partly open plan to living room with central fireplace
- Delightful double glazed conservatory providing attractive views over the large rear gardens complemented by vaulted glass roof
- Extended and well equipped kitchen with door to side porch leading to garage and brick built flexible storeroom to the rear
- PVC double glazed windows and mains gas radiator central heating
- Three spacious first floor bedrooms complemented by family bathroom with white suite
- Front gardens providing hard standing parking facilities leading to the garage
- Well maintained southerly facing rear gardens incorporating extensive patio and lawn, further graveled area to the rear complemented by pond and greenhouse - enclosed by trees, shrubbery and fencing
- Excellent potential to further extend the property









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

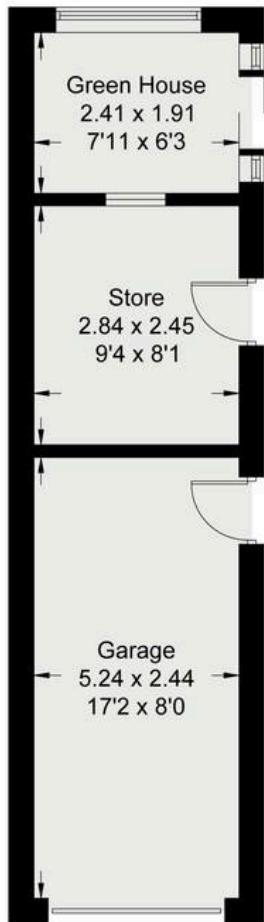
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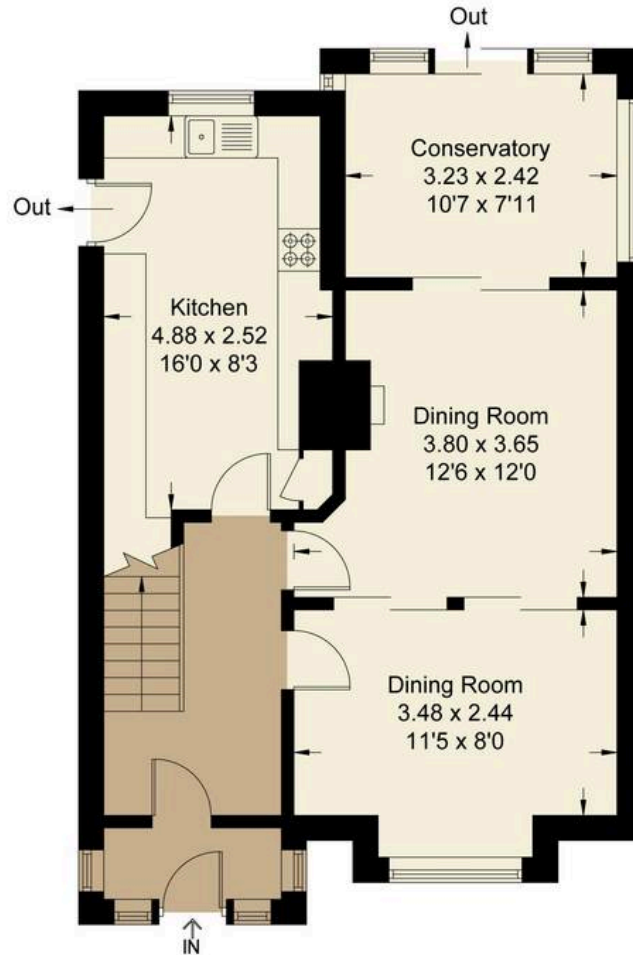


Crosslands Drive, OX14

Approximate Gross Internal Area = 95.0 sq m / 1023 sq ft
 Garage = 12.80 sq m / 138 sq ft
 Store = 6.90 sq m / 74 sq ft
 Green House = 4.70 sq m / 51 sq ft
 Total = 119.40 sq m / 1285 sq ft
 For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

