



48, Crosslands Drive,
Abingdon, Oxfordshire

A unique opportunity, this three bedrooned semi-detached property benefits from an enormous plot with gardens wrapping around the front, side and rear, providing excellent potential to extend and or improve.

- Impressive large plot • Extension potential • Family home • 3 good sized bedrooms • Family bathroom • Large sitting room



LOCATION

The historic market and riverside town of Abingdon caters for all your day- to day needs with comprehensive range of shopping, leisure and health facilities as well as a good selection of public houses and restaurants and has lovely riverside walks. There is both private and state education available for all ages and the nearby centre of Oxford is a short journey along the A34. Didcot is well placed to the south and provides an excellent link to London (Paddington c.50 minutes). Frequent bus routes from Abingdon to local areas and to the City Centre of Oxford and onward London Link or alternatively there is excellent road access via the A34 to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

DESCRIPTION

A unique opportunity, this three bed roomed semi-detached property benefits from an enormous plot with gardens wrapping around the front, side and rear, providing excellent potential to extend and or improve.

C. 120' x 117' front garden, plus 78' x 18' to the side where the garage is located as well as a 51' x 50 rear garden.

Upon entering, you will find a separate sitting room and dining room. The well-appointed kitchen is conveniently sized. The first floor accommodates three generously sized bedrooms, ideal for family living or guest accommodation.

In addition to the spacious interiors, the property includes a garage and a driveway, ensuring that parking is never a concern. The property is end of chain.

FLOOR AREA

1105.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C

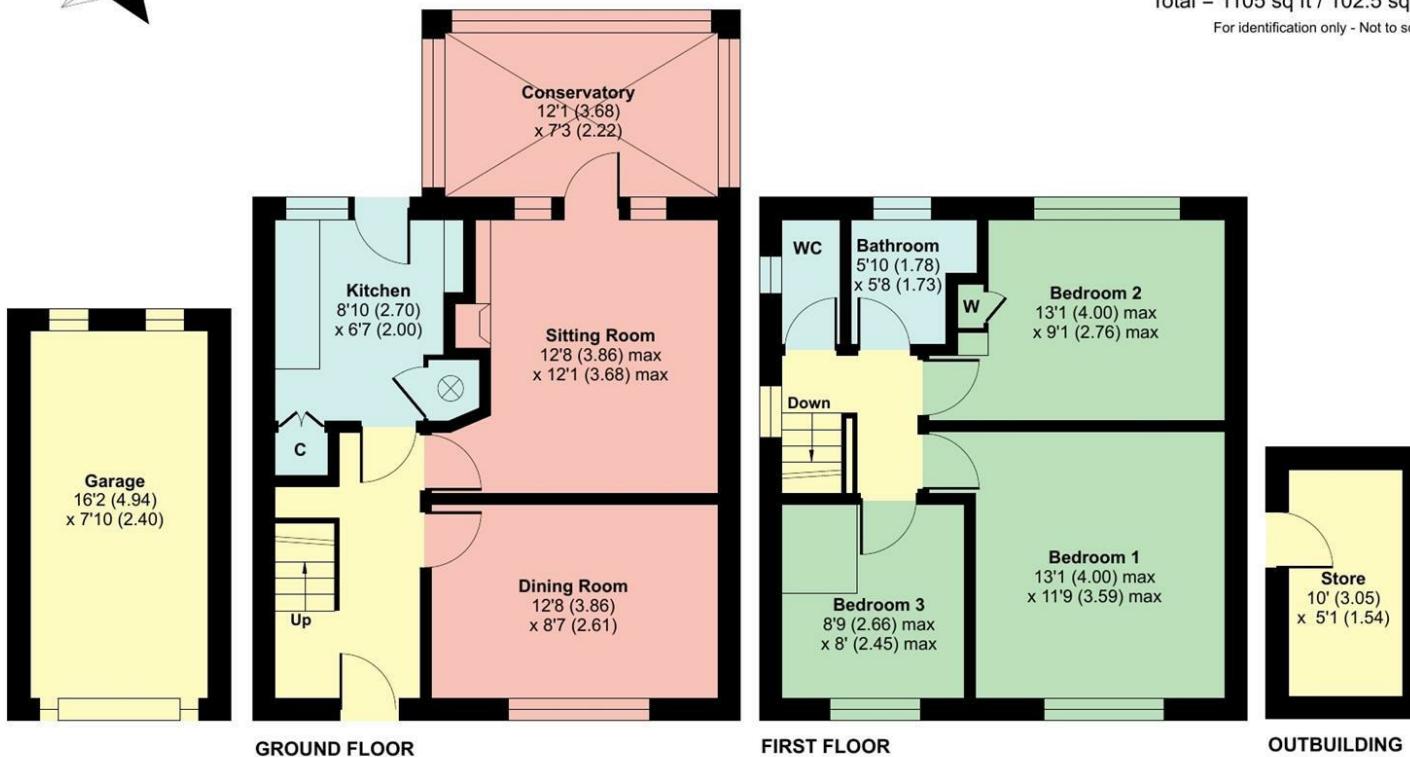




Crosslands Drive, Abingdon, OX14

Approximate Area = 926 sq ft / 86 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1105 sq ft / 102.5 sq m

For identification only - Not to scale



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS TO OX14 1JY

what3words://ridiculed.flatten.curly

Other Material Information

- Ofcom Mobile check indicates good availability in home and outdoor for EE and Vodafone as well as good outdoor and variable in home for O2 and Three.
- Ofcom broadband check indicates, standard, superfast and ultrafast broadband is available at this property
- Government portal confirms this property is in a low flood risk area
- We are unaware of any planning permissions that could negatively affect the property

**www.
the
londonoffice.co.uk**
40 ST JAMES'S PLACE SW1

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

 **DOUGLAS & SIMMONS**

25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

 **DOUGLAS & SIMMONS**

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

