



33 Clevelands, Abingdon, OX14 2EQ

£799,995 Freehold

THOMAS
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SALES LETTINGS



The Property

An rare opportunity to acquire an extremely well located non estate 4 bedroom, 3 reception room (plus work station recess) residence with generous landscaped gardens & south westerly aspect, triple length garage, plus additional two car driveway. This prominent detached residence provides generously proportioned, light & airy accommodation throughout, there are three reception rooms with a work station recess off the dining room. The kitchen/breakfast room is fabulous with a range of made to measure units incorporating a wide range of Miele integrated appliances. Four first floor bedrooms, en-suite & family bathroom. The gardens form a most attractive feature of the property, with landscaped areas to the front, predominantly to one side & extending across a wide expanse along the rear of the property, with a private south westerly aspect. There are well established flower & shrub borders, a variety of trees & areas of patio & sun terraces, ideal for alfresco dining. Double width off road parking & triple length garage.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway and garage
- Broadband Coverage: Superfast & Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known
- Flood Risk: Very low.
- Building Safety / Planning Issues: Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





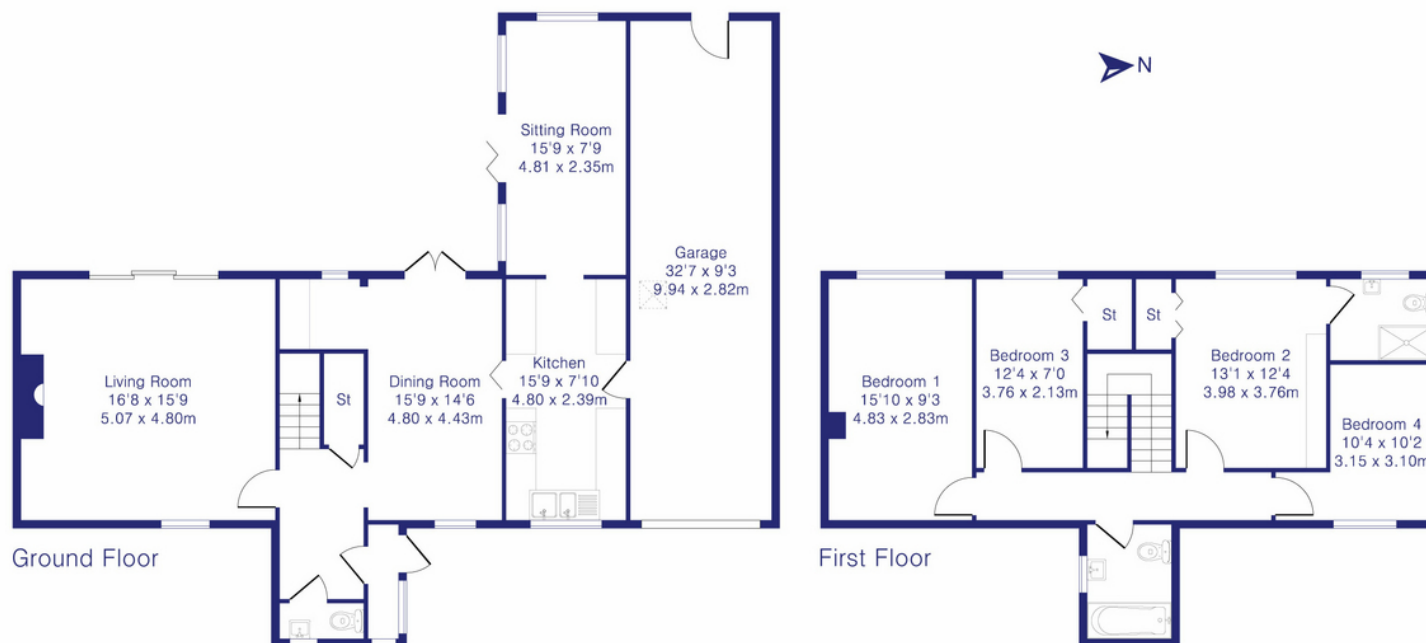
Key Features

- Approx 1790 sq ft accommodation (including 32'7 x 9'3 garage)
- Gas central heating (radiators)
- High quality double glazing and exterior doors
- Council Tax band: F
- EPC Rating: D

The Location

Situated within a mile north of Abingdon's historic Thameside town centre. The immediate area is well served by community facilities in Northcourt; a former village in its own right, which has been absorbed by Abingdon's expansion, while retaining a village vibe, with store/post office, church, pub/restaurant & community café. A range of schools for ages, both state & public, are within close proximity, whilst the Oxford Road (within a short level walk) provides a regular public transport service both into town & Oxford just 9 miles to the north. The nearby A34 connects northbound to the M40, southbound to the M4. For commuters, Didcot Parkway is within 10 miles & provides a mainline connection to London Paddington in as little as 36 minutes.

Approximate Gross Internal Area 1790 sq ft – 167 sq m
 Ground Floor Area 1125 sq ft – 105 sq m
 First Floor Area 665 sq ft – 62 sq m



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