



10 Exbourne Road, Abingdon OX14 1DH



## 10 Exbourne Road

**Spacious three bedroom period townhouse offering much improved and superbly presented character accommodation over three floors, well situated within this sought after location offering easy pedestrian access to the nearby delightful Albert Park and thriving town centre's many amenities.**

### Location

Exbourne Road is a desirable non estate location comprising of only attractive period town houses, and offers easy pedestrian access to the nearby Albert Park, Abingdon town centre with its many amenities and is in the catchment area of several good schools. there is a quick route to the A34 leading to many important destinations both north and south including Oxford City (circa 6 miles) and Didcot mainline railway station (circa 10 miles) ideal for commuters to London Paddington.


### Directions

Leave Abingdon town centre using Ock Street and turn right at the mini roundabout onto Spring Road. Take the second turning on the right-hand side onto Exbourne Road, where number 10 is found in numerical order.

**Directions:** [buzzing.chainsaw.blushed](#)



- Entrance hall leading to very spacious living room with original sash windows, stripped wooden flooring and attractive central fireplace open plan to spacious dining room (which also benefits from stripped wooden flooring) and further attractive fireplace.
  - Well-equipped oak fitted double aspect kitchen complemented by solid oak double glazed sliding patio doors leading to rear courtyard gardens.
  - Large first floor main double bedroom with stripped wooden flooring, central fireplace, and built-in wardrobe cupboards to either side and spacious first floor second bedroom with stripped wooden flooring and attractive fireplace
  - Top floor double bedroom with built in storage and stripped wooden flooring, complemented by refitted family bathroom white suite.
- Attractive and well screened walled courtyard gardens with patio and gravelled areas, providing delightful seating positions complemented by brick built outdoor WC.

3		Bedrooms	Council Tax Band: D
2		Receptions	Tenure Leasehold
1		Bathrooms	EPC Rating E

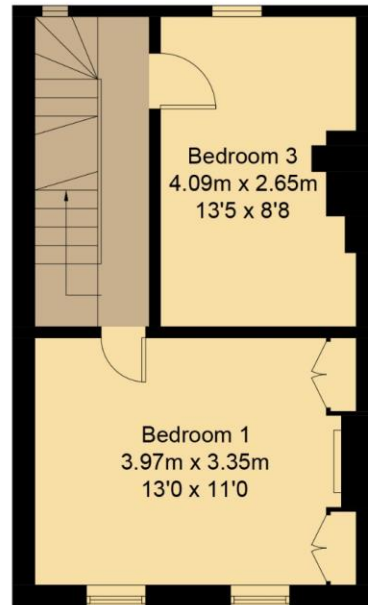


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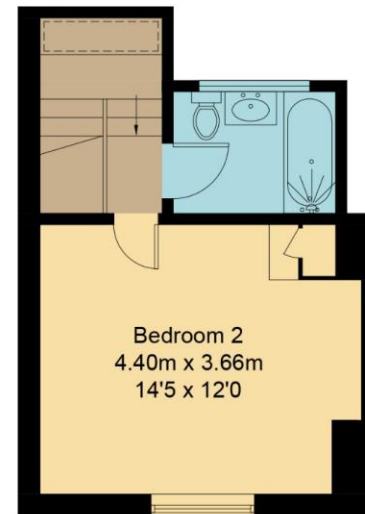
Approximate Gross Internal Area = 100.2 sq m / 1079 sq ft  
Outbuilding = 2.0 sq m / 21 sq ft  
Garden Area = 23.0 sq m / 248 sq ft



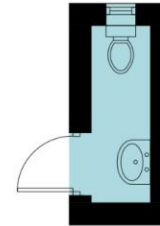
**Ground Floor**



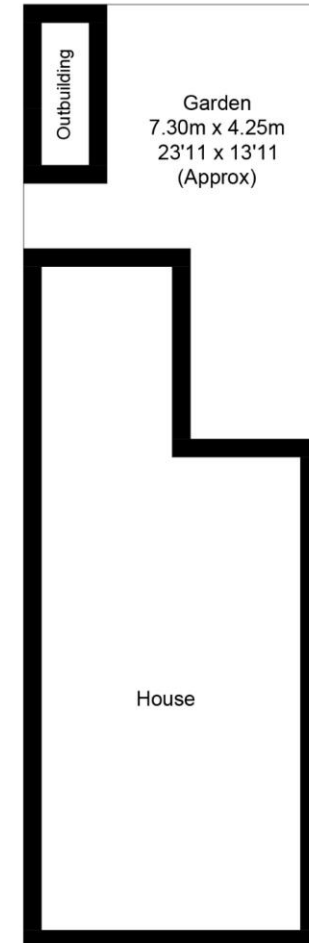
**First Floor**



**Second Floor**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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