



35 Crosslands Drive, Abingdon OX14 1JU

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## 35 Crosslands Drive

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A spacious and well presented three bedroom family home well situated in this popular North Abingdon location. Benefitting from generously proportioned accommodation, sizable rear garden and no onward chain.

### Location




Crosslands Drive is an established road offering easy pedestrian access to many nearby amenities including excellent schooling and Abingdon town centre with its many 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).

### Directions what3words – latched.outgrown.highlight

Proceed out of Abingdon in a northerly direction, along the Wootton Road. Continue through the traffic lights turning left after a short distance onto Evelin Road. Towards the end of Evelin Road, take the right hand turn onto Fieldside then right after a short distance onto Crosslands Drive where No. 35 is found in numerical order.



- Entrance hall through to good size sitting room to the front aspect, open plan to the dining room overlooking the extensive rear gardens
- Well-equipped modern kitchen
- To the first floor are three good size bedrooms and the family bathroom with white suite
- The property frontage provides potential for off street parking
- The sizable rear gardens are of particular note, offering good degrees of privacy with a brick built garden store and timber garden shed

3		bedrooms	Council tax band	C
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	C

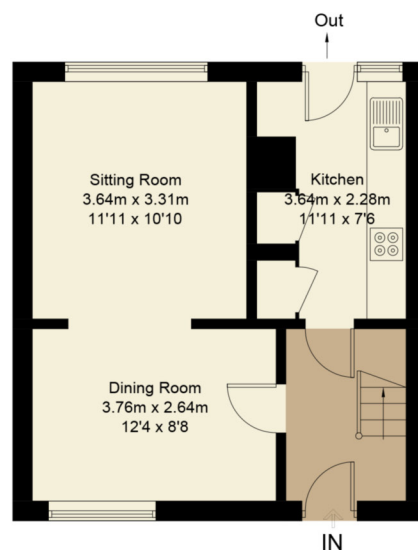
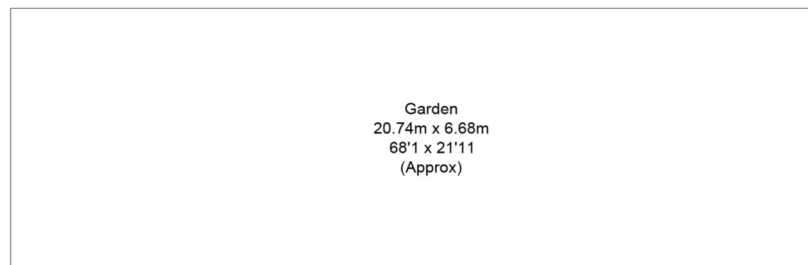


## Crosslands Drive, OX14

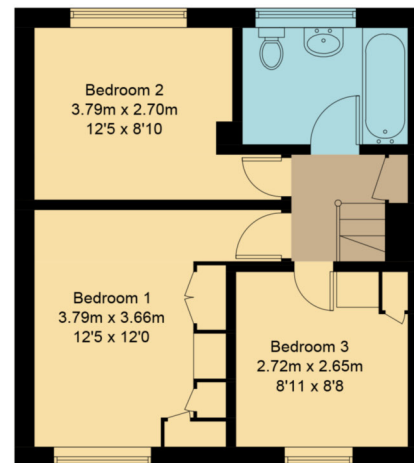
Approximate Gross Internal Area = 76.8 sq m / 826 sq ft

Store Room = 5.8 sq m / 62 sq ft

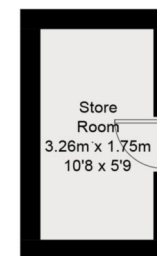
Garden Area = 139 sq m / 1496 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.  
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