



1 Kysbie Close, Abingdon OX14 1XZ

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1 Kysbie Close

Substantially extended five bedroom detached family home offering superbly presented accommodation within this very popular North Abingdon location, complemented by delightful double glazed conservatory leading onto sunny westerly facing rear gardens.

Location

Kysbie Close is a sought after north Abingdon location offering easy pedestrian access to many nearby amenities including a doctor's surgery, Tilsley Park sports centre and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children, Fitzharrys secondary school.

Directions

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed across the mini roundabout onto the Oxford Road and turn left at Langley Road. Take the first turning on the left into Kysbie Close. where No: 1 is found a short way down on the left hand side, clearly indicated by the For Sale board.



- Enclosed entrance porch leading to entrance hall with cloakroom off
- Large sitting room with attractive central fireplace and double doors to separate dining room with double doors leading to rear gardens
- Impressive and very well equipped kitchen/breakfast room offering an excellent selection of floor and wall units complemented by many integrated appliances and central island/breakfast bar
- Delightful and very spacious double glazed conservatory with fitted blinds and vaulted ceiling, overlooking the gardens
- Spacious master bedroom with en-suite shower room complemented by white suite and two further double bedrooms (one partly open plan to study/dressing room)
- Two further bedrooms and family bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the front gardens provide hard standing parking facility leading to integral garage
- Well maintained sunny westerly facing rear gardens featuring patio, wooden garden store and lawn - the whole enclosed by mature shrubs and fencing

5  bedrooms

3  receptions

2  bathrooms

Council tax band E

Tenure Freehold

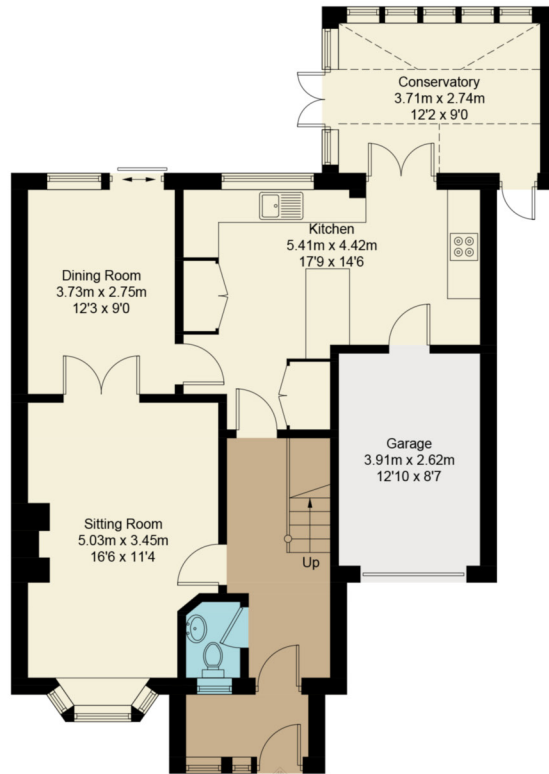
EPC rating D



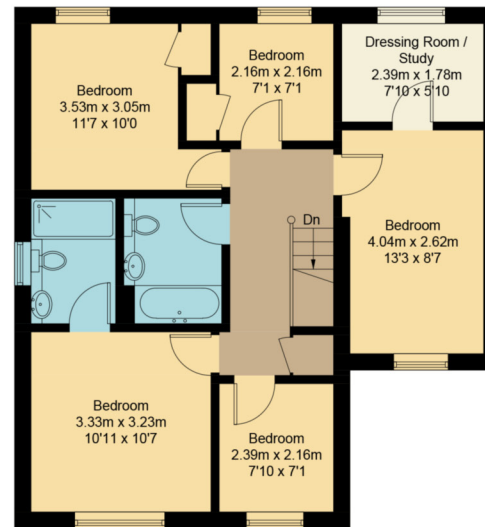
Kysbie Close, OX14

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft
(Including Garage)

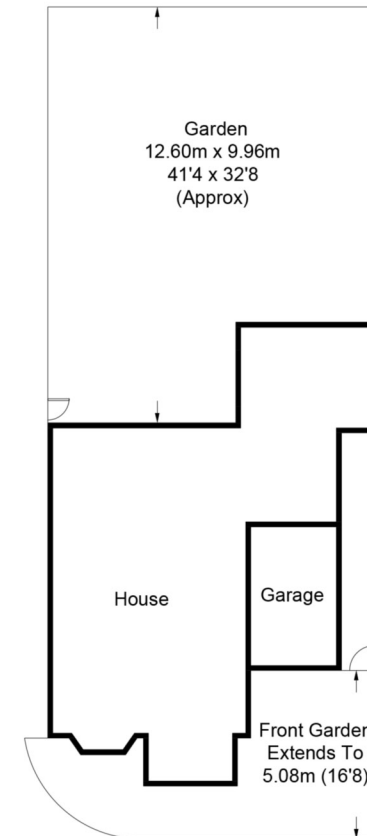
Garden Area = 15 3.7 sq m / 1654 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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