



39 Crosslands Drive, Abingdon OX14 1JU

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39 Crosslands Drive

Extended and well presented three bedroom end of terrace family home complemented by private off road parking facilities leading to detached garage and large mature 91' south facing rear gardens, well situated in a popular location close to many nearby amenities including excellent schooling.

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 – commuted.streaking.coiling

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. 39 is found clearly indicated by the for sale board.



- Enclosed entrance porch leading to entrance hall and spacious and bright dining room which in turn leads to delightful living room with attractive fireplace featuring impressive wood burning stove
- Extended and well equipped kitchen overlooking the rear gardens
- Three first floor bedrooms (including two double bedrooms) complemented by family bathroom with white suite
- PVC double glazed windows/doors and mains gas radiator central heating (replacement efficient condensing gas boiler)
- Front gardens providing private hard standing parking facilities for several vehicles leading to detached garage
- Large attractive rear gardens featuring patio and extensive lawn complemented by solid construction outbuilding - the whole enclosed by fencing with gated side access
- Large attractive rear gardens featuring patio, fruit trees (Bramley apple, pear, nectarine and cherry) and extensive lawn complemented by solid construction outbuilding - the whole enclosed by fencing with gated side access

3  bedrooms

2  receptions

1  bathrooms

Council tax band C

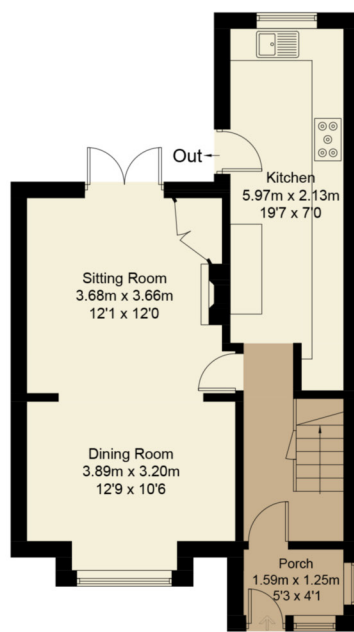
Tenure Freehold

EPC rating C

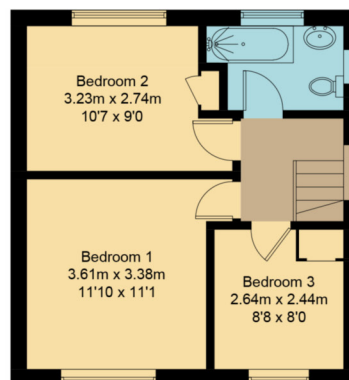


Crosslands Drive, OX14

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 104.5 sq m / 1125 sq ft
Store = 4.7 sq m / 51 sq ft
Driveway / Garden Area = 370.1 sq m / 3984 sq ft



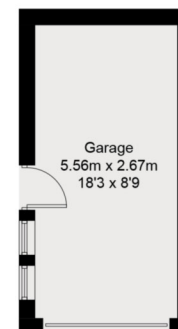
Ground Floor



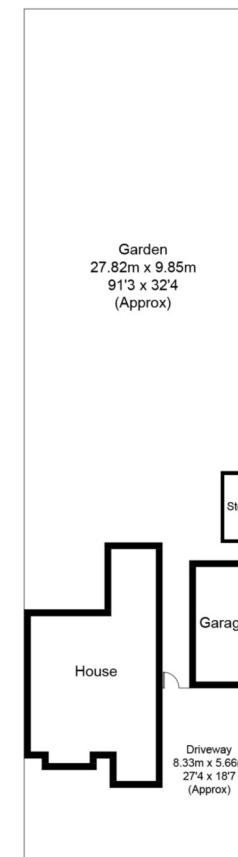
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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