

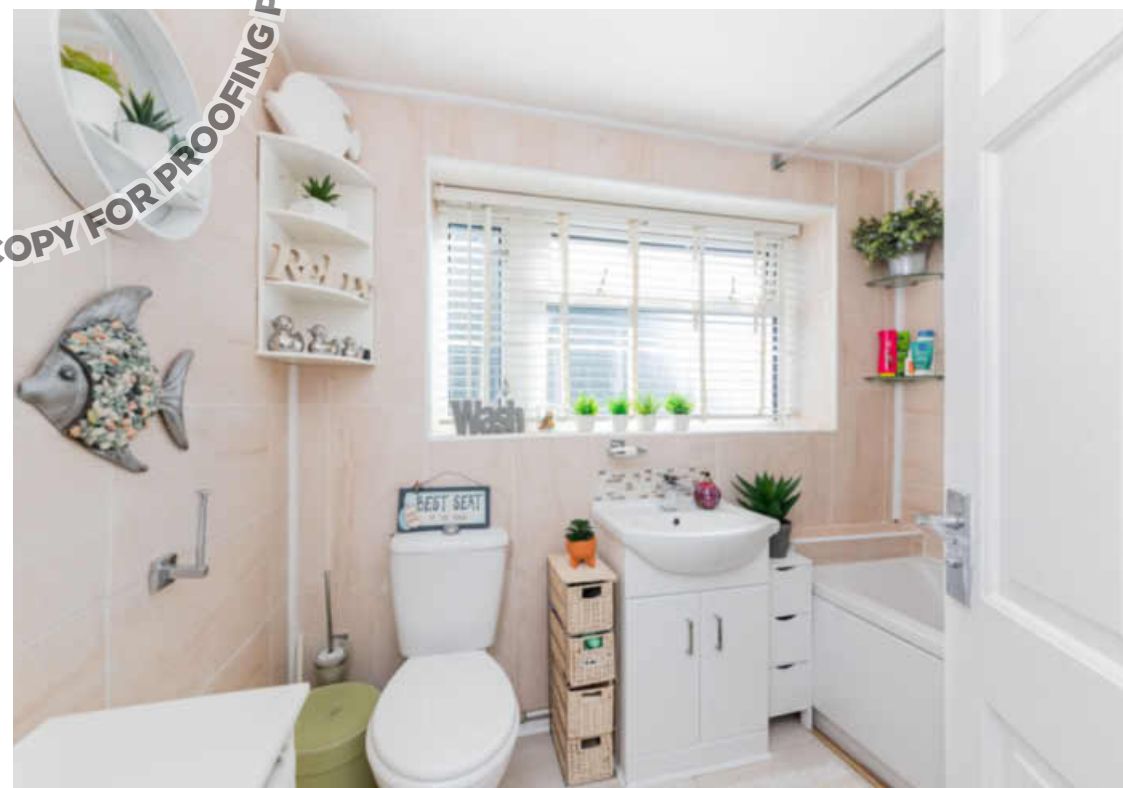


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23 Crosslands Drive, Abingdon OX14 1JY

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23 Crosslands Drive

Spacious and well presented three bedroom family home, well situated in a popular location close to many nearby amenities including excellent schooling, complemented by front gardens providing block paved hard standing parking facilities for two vehicles and larger than average mature rear gardens.

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 – tricycle.setting.mammal

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. Take the first turning on the right hand turn onto the slip road, which in turn leads onto Crosslands Drive where No. 23 is clearly indicated by the for sale board.



- Entrance hall leading to spacious double aspect dining room through to living room with fireplace
- Well equipped kitchen offering good selection of floor and wall units
- Three first floor bedrooms (including two good size double bedrooms) complemented by family bathroom with white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities for two vehicles
- Larger than average rear gardens featuring extensive block paved patio leading to lawn and flower and shrub borders and then a further rear patio providing delightful seating areas - the whole enclosed by mature trees and shrubbery

3  bedrooms

2  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating TBC



Crosslands Drive, OX14

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft
Outbuilding = 4.3 sq m / 46 sq ft
Total = 83.3 sq m / 896 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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