



Oliver James  
FOR SALE  
0235 555007

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Oliver James





# St Amand Drive, Abingdon, OX14 5RQ

**£385,000**

## Description

A three bedroom town house within a short attractive riverside walk of the town centre offering over 1300 sq ft of space including the integral garage.

The spacious accommodation is arranged over three floors with a large kitchen/dining room opening out onto the south facing garden and cloakroom on the ground floor.

The first floor sitting room has a Juliet balcony and a south facing outlook and the bedrooms are all doubles with the added benefit of two bath/shower rooms.

There is good built-in storage throughout the house, the windows are double glazed and central heating is gas to radiators.

Outside the property is a south facing garden with rear pedestrian access, double width driveway parking and a useful integral garage. END OF CHAIN.







## Directions

From Abingdon town centre proceed along Ock Street and continue down to the two mini roundabouts.

Turn left onto the Drayton Road and at the roundabout turn left in to Caldecott Road.

Follow the road over the roundabout and then the first left into St Amand Drive, the property will be found on the right hand side.

## Location

The market and riverside town of Abingdon is situated 6 miles south of Oxford on the west bank of the river Thames.

The A.34 links Abingdon with Oxford to the North and Didcot to the south both providing railway links to London Paddington (approximate journey time 40 minutes from Didcot).

The town has a comprehensive range of both independent and state schools and has a range of shops and restaurants while sports and recreation is well catered for in the town, with the purpose-built White Horse Leisure and Tennis Centre, Tilsley Park and the Southern Town Park providing adequate facilities. The property is within walking distance of the town centre, a pleasant riverside walk alongside The Thames.







# St Amand Drive, OX14

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Shed = 3.7 sq m / 40 sq ft  
 Total = 131.2 sq m / 1412 sq ft  
 Garden / Driveway Area = 76.3 sq m / 821 sq ft

# Oliver James

For further information, please contact:

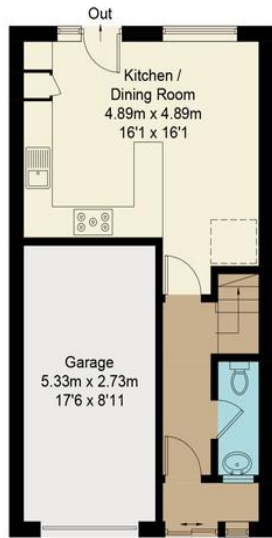
## Abingdon Office

[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

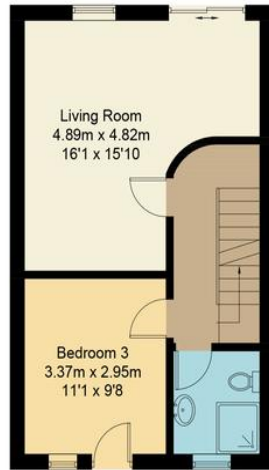
E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)

T: 01235 555007

= Reduced headroom below 1.5m / 5'0"



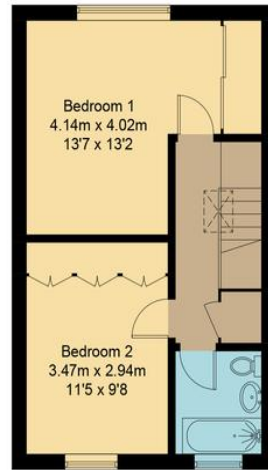
Ground Floor



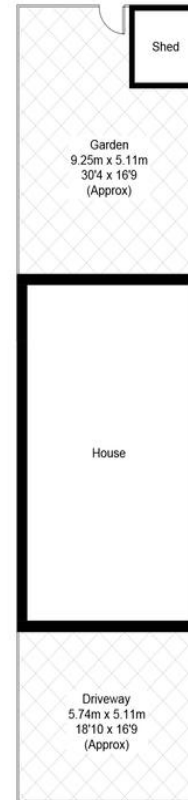
First Floor



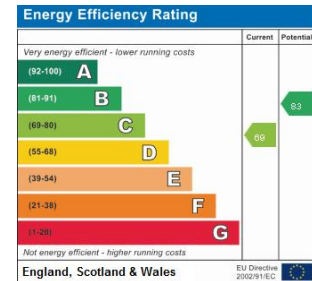
(Not Shown In Actual Location / Orientation)



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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