



Oliver  
James





# 89 Alexander Close, Abingdon, OX14 1XD

**Guide Price**  
**£525,000**

## Description

A detached family home on a corner plot position in this popular North Abingdon cul-de-sac.

The property has been updated and re-modelled over the years and offers light and airy four bedroomed accommodations and a flexible home office and utility area.

The property is neutrally decorated and the reception hall leads to a cloakroom, sitting room and re-fitted kitchen with integrated appliances, breakfast and dining area with rear bi fold doors accessing the rear garden.

The sitting room has been made larger over the years with the original space being opened up into what was the study room.

On the first floor there are four bedrooms, two doubles and two singles and a refitted family bathroom. Central heating is via gas to radiators and the property is double glazed.







To the side of the property there is a home office and utility space converted from the single garage and this can be flexible in use and subject to minor changes can be opened up and accessed from the kitchen.

To the front of the property there is a small garden with driveway parking and a private enclosed garden to the rear.

### Location

The property is situated on the northern side of Abingdon town centre and quick access to the A34.

The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes.

Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by.

The property is close to local shops and bus stops and the Parks, Abbey Meadow, White Horse leisure and tennis centre and Tilsley Park are also nearby.





For further information, please contact:

## Abingdon Office

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

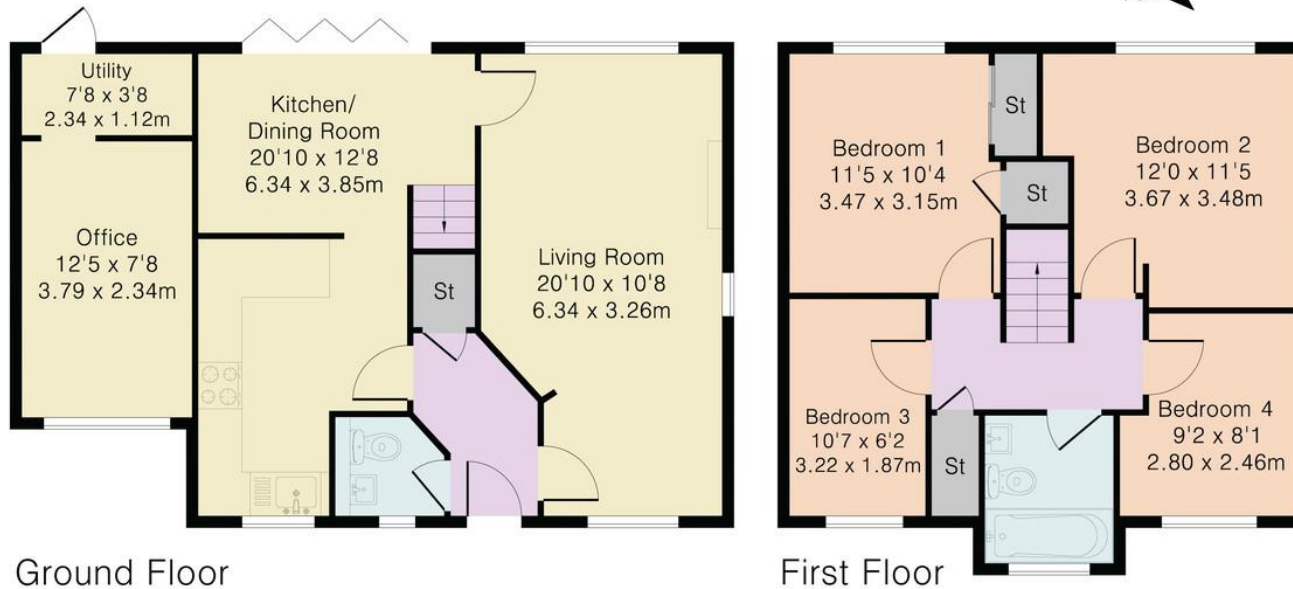
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Approximate Gross Internal Area 1110 sq ft – 103 sq m

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 489 sq ft – 45 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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