



Oliver
James



Spring Road, Abingdon, OX14 1AN

£665,000

Description

Individual and striking late Victorian town house situated close to Albert Park and within walking distance of the town centre and many schools both state and private.

The accommodation is arranged over three floors via flowing staircases, offering over 1900sq ft of living space with four double bedrooms and two reception rooms.

The extended kitchen/family room accesses the rear garden with bi-fold doors and there is also a useful utility room and cloakroom. Central heating is via gas to radiators, the windows are double glazed and the property has many character features including a wood burning stove, exposed floorboards and two further feature fireplaces.

A particular feature is the decorative brick work on the front elevation. Storage includes fitted cabinets either side of the fireplace in the sitting room, comprehensive shelving in the utility room and two bedrooms with fitted cupboards.





Outside there is an enclosed front garden with a sweeping pathway leading to the front door, well stocked pretty borders and a stone wall to the front.

To the rear of the property is an enclosed west facing garden with raised terrace and lawn plus mature trees. The garden provides direct pedestrian access into the rear of the garage. Neighbours have converted their front garden into a parking area and the garage is accessed via Cemetery Road.

Location

The property is situated close to Albert Park on the western side of the market and riverside town of Abingdon which in turn is situated c.6 miles from the city of Oxford.

Within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools close by, plus Frilford Heath and Drayton golf courses. Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 40 minutes. The North Access to the A.34 is only 1.5 miles away.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen's and St Katharine, Our Lady's Convent Senior School, Abingdon School as well as a range of state schooling which are all within walking distance from this property.





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Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 190.9 sq m / 2055 sq ft
Garden Area = 121.9 sq m / 1312 sq ft

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Floor plan produced in accordance with RICS Property Measurement Standards.
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EPC Rating D

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