



11 Kysbie Close, Abingdon OX14 1XZ



# 11 Kysbie Close

Sold with no ongoing chain an Impressive and very spacious modern four bedroom detached family home offering many features including large 16' x 15' living room leading to spacious dining room with doors to double-glazed conservatory providing views over the southerly facing rear gardens, well-situated in an end of cul-de-sac location within this extremely popular North Abingdon position close to nearby amenities.

Kysbie Close is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including doctor's surgery and Tilsley Park sports centre and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children, Fitzharrys secondary school. Useful distances include Oxford city (circa. 6 miles) and Radley railway station (circa. 2.5 miles).

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road and continue right at the end before turning left at the large roundabout onto the Dunmore Road. Take the fourth turning on the left hand side onto Langley Road and then the first turning on the left hand side onto Kysbie Close. Continue straight ahead and keep left, proceed to the end of the cul-de-sac where the property is found in numerical order.





## Key Features

- Entrance hall leading to large living room with feature brick fireplace partly open-plan to spacious dining room with doors to conservatory providing views over southerly facing rear gardens
- Stylishly fitted kitchen offering an excellent selection of floor and wall units complemented by many integrated appliances
- Inner hall leading to useful ground floor cloakroom with door to garage
- Delightful main double bedroom and three further spacious bedrooms complemented by family bathroom with white suite
- Front gardens providing block-paved parking facilities for several vehicles leading to garage
- Well-maintained fully enclosed southerly facing rear gardens with wooden garden shed
- PVC double-glazed windows, mains gas radiator Hive thermostat controlled heating (recently replaced efficient condensing gas boiler) and the property is sold with no ongoing chain

Council Tax band: E Tenure: Freehold EPC: C

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 3





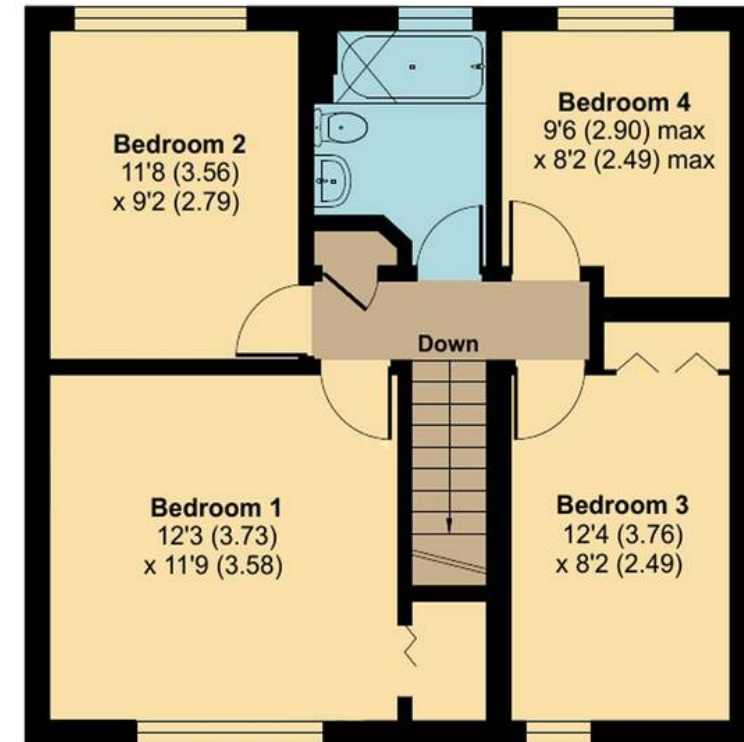
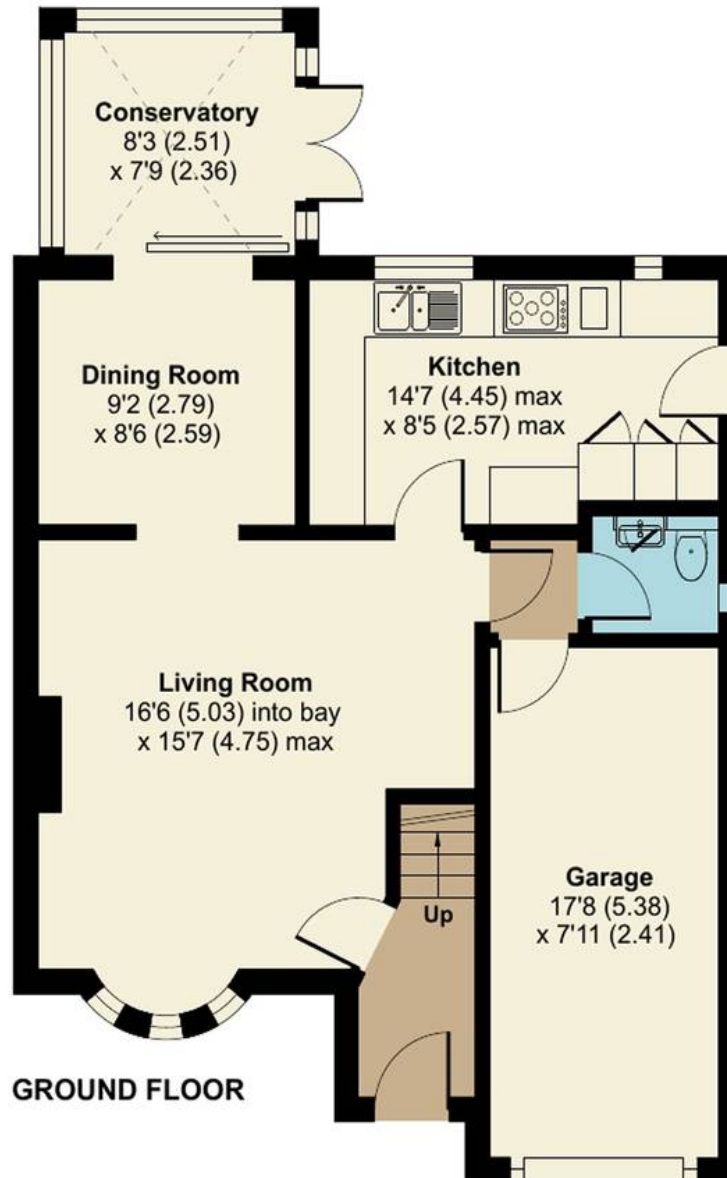
# Kysbie Close, ABINGDON

Approximate Area = 1154 sq ft / 107 sq m

Garage = 144 sq ft / 13 sq m

Total = 1298 sq ft / 120 sq m

For identification only - Not to scale



**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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