



Oliver
James



Staniland Court,

Abingdon, OX14 1QZ

£395,000

Description

A semi detached town house thoughtfully remodelled by the current owners to offer well planned living accommodation with four generous bedrooms, three bath/shower rooms flowing over three floors.

The ground floor comprises of refitted kitchen/dining room, cloakroom. sitting room with French doors leading into the rear garden. Central heating is via gas to radiators and a new boiler and fuse board was fitted recently, the sitting room and ensuite to Bedroom one also has additional electric underfloor heating controlled by separate thermostat controls and the property is double glazed. There is good fitted storage throughout and the rear rooms have views over the school playing fields. Outside is an easy to maintain west facing rear garden with large patio, astro turf and side pedestrian access and allocated parking. The property is a short walk from local primary, secondary schools and Abingdon and Witney college, convenience stores, post office and the Oxford Road bus stops.





Directions

Proceed out of Abingdon along the Oxford Road. At the traffic lights turn left into Northcourt Road and then take the third left into Harcourt Way.

Proceed to the end and the property will be found on the right. OX14 1QZ.

Location

Situated in popular North Abingdon and close to bus routes accessing both Abingdon town centre and Oxford.

The thriving market town of Abingdon is situated c.6 miles to the south 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 45 minutes. The access to the A34 is less than 1 mile away.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen and St Katharine, Our Lady's Abingdon, Radley College and Abingdon School as well as a range of good state schooling





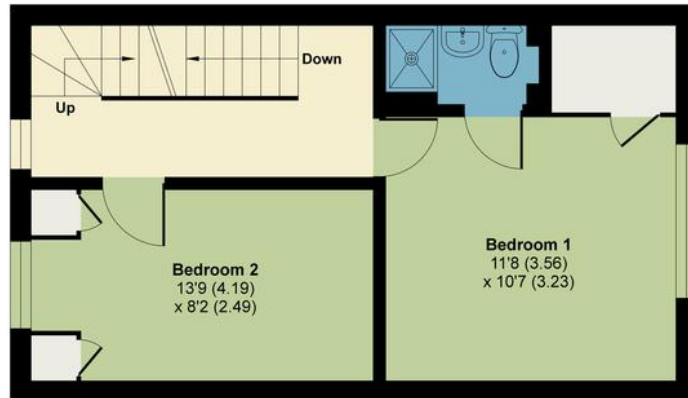
Staniland Court, Abingdon

Approximate Area = 1196 sq ft / 111 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Oliver James Estate Agents Limited. REF: 663685

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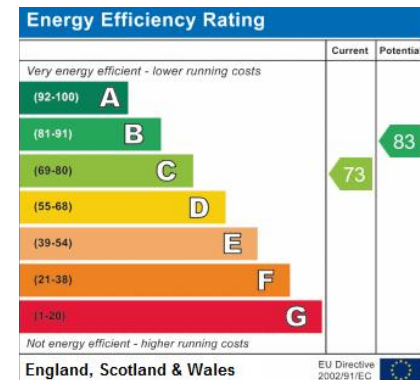
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