



Alexander Close, Abingdon, OX14 1XD

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This very well presented four-bedroom detached family home combines contemporary style with a practical layout, creating a spacious and ready-to-move-into property. The welcoming entrance hall leads to a bright sitting room with wood flooring and inset spotlights, while the impressive replacement kitchen/dining room forms the heart of the home, featuring sleek navy cabinetry, quartz worktops, a central island with breakfast bar, integrated appliances, and direct access to the rear garden. A cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with an upgraded en-suite shower room. A further double bedroom, two versatile single bedrooms, and a modern family bathroom provide excellent accommodation for families, guests, or home working.

Outside, the attractive red-brick façade is complemented by a generous driveway providing ample off-road parking and access to the attached garage. The private, enclosed rear garden features a large paved patio ideal for outdoor entertaining, a lawn bordered by mature planting, and a useful garden shed.





Key Features

- Beautifully presented four-bedroom detached family home
- Spacious sitting room with real wood flooring and spotlights
- Stunning modern kitchen/dining room with island and integrated appliances
- Principal bedroom with private en-suite shower room
- Three further versatile bedrooms ideal for family or home office use
- Contemporary family bathroom finished to a high standard
- Driveway parking for multiple vehicles with attached garage
- Private enclosed rear garden with patio, lawn, and garden shed
- EPC Rating D - Council Tax Band E



The Location

Alexander Close is a popular cul-de-sac on the northern side of Abingdon, conveniently located for the town centre, local schools, and everyday amenities. Abingdon offers a range of shops, cafés, restaurants, leisure facilities, and attractive riverside walks along the Thames.

Excellent transport links include the A34, providing access to Oxford, the M40, and M4, while nearby Radley and Didcot Parkway stations offer direct rail services to Oxford, Reading, and London Paddington. The area is particularly popular with families and commuters alike.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.



**Approximate Gross Internal Area 1108 sq ft - 103 sq m
(Excluding Garage)**

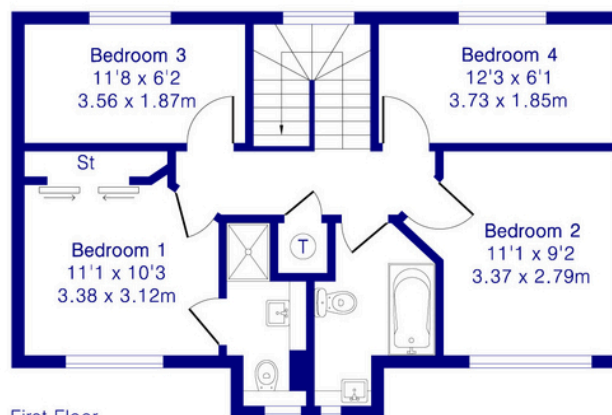
Ground Floor Area 545 sq ft – 51 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 161 sq ft – 15 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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