



Spring Road
Abingdon

Carter Jonas

18 SPRING ROAD ABINGDON OX14 1AQ

- Victorian attached house with character features
- 2 reception rooms, 4 bedrooms & 2 bathrooms
- Extended open plan kitchen/breakfast room
- Walking distance to the town centre

DESCRIPTION

This charming family home combines timeless character with modern-day comfort and practicality.

A welcoming entrance hall leads to two elegant reception rooms, both featuring attractive period fireplaces and high ceilings. The dining room has exposed floorboards and enjoys direct access to the garden, creating an ideal space for both entertaining and family living.

To the rear, the impressive extended kitchen is flooded with natural light and offers a range of cabinets with contrasting work tops, an integrated double oven, hob, and a sociable dining area. A ground-floor shower room adds further convenience.

Arranged across the upper floors are four well-proportioned double bedrooms, two with attractive Victorian-style fireplaces, including a spacious principal bedroom and additionally a stylish family bathroom.

The rear garden has a central lawn with borders, a patio perfect for entertaining, and a useful garden shed. The front garden is hard landscaped with a mature front hedgerow.

A HANDSOME ATTACHED VICTORIAN HOME OFFERING A BLEND OF PERIOD FEATURES AND MODERN FINISHES, A SHORT WALK FROM THE SOUGHT-AFTER AREA OF ALBERT PARK. HIGHLIGHTS INCLUDE AN EXTENDED KITCHEN AND A PRIVATE MATURE GARDEN.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Tenure: Freehold
Mains gas, water, electricity and drainage
Council tax band: E
EPC rating: D

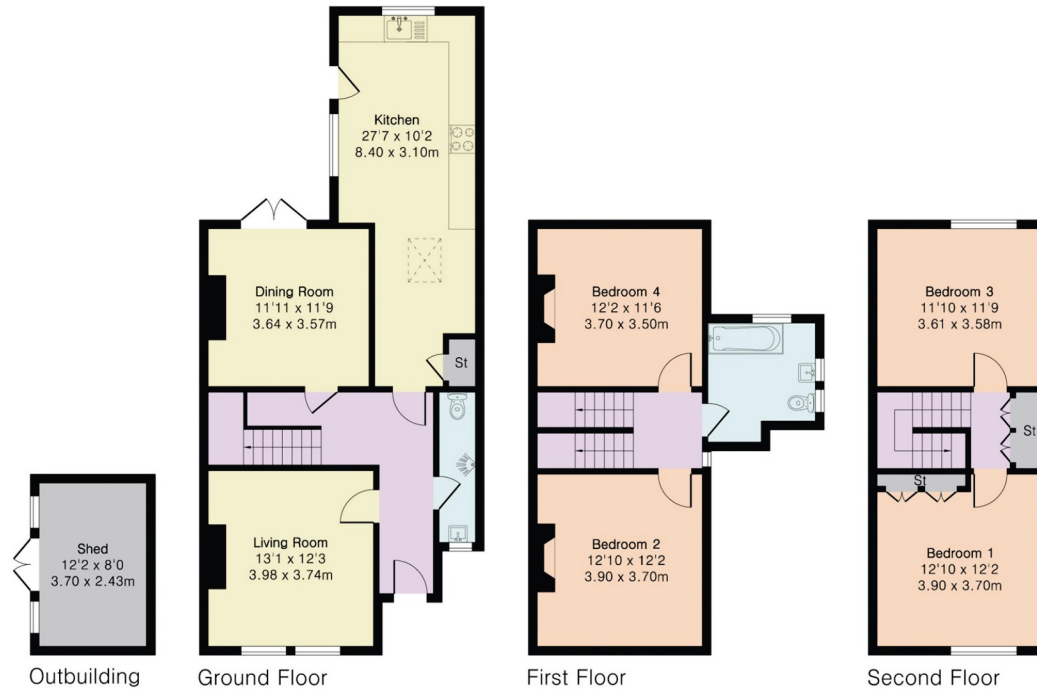
Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk
Broadband speeds can be checked here:
checker.ofcom.org.uk

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**Approximate Gross Internal Area 1565 sq ft - 145 sq m
(Excluding Outbuilding)**

Ground Floor Area 735 sq ft – 68 sq m
First Floor Area 449 sq ft – 42 sq m
Second Floor Area 381 sq ft – 35 sq m
Outbuilding Area 97 sq ft – 9 sq m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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