



**West St. Helen Street**  
Abingdon

**Carter Jonas**



## 62 WEST ST. HELEN STREET, ABINGDON OX14 5BP

Convenient central location  
4 bedrooms & 2 bathrooms  
Traditional fitted kitchen  
Part walled rear garden

### DESCRIPTION

Occupying a prime position within the town centre, this modern three storey town house has been significantly improved over recent years to provide accommodation finished to an excellent standard with a high degree of flexibility.

The ground floor has a welcoming entrance hall with timber flooring, a stylishly fitted cloakroom/shower room, and a beautifully fitted kitchen/dining room with a range of 'in frame' shaker style units, including a number of built in appliances and quartz work surfaces. Timber flooring extends the length of the room and French doors lead out to the rear garden.

Stairs lead from the entrance hall to the first floor where there is a sitting room with box bay window and the principal bedroom. The second floor provides a further three bedrooms and a stylishly fitted bathroom.

### OUTSIDE

To the rear of the property there is a part walled garden with two patio areas and lawn with flower and shrub beds. On street residents' parking is permit controlled with two permits being available. The current owners also rent a garage nearby and this may be able to be continued with a new purchaser.

### LOCATION

Abingdon-on-Thames is a lovely riverside market town just 7 miles south of the city of Oxford and 7 miles north of Didcot, where there is a mainline train station with smaller stations nearby in Culham and Radley. There are a wide range of high street shopping facilities as well as a Waitrose and Tesco supermarket and a thriving café society.

## A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOM TOWNHOUSE IN THE HEART OF ABINGDON TOWN CENTRE.





Abingdon has two sport and leisure centres, and the Milton & Harwell business parks are also just a short drive away. There is a range of excellent schools in Abingdon as well as the Europa School in nearby Culham.

West St. Helen Street leads up from St Helen's Church and has many residential houses before it joins the centre at the High Street.

There is a regular bus service from the town centre to Oxford and the town is well connected by road with the A34 being approximately 1 mile away.

## ADDITIONAL INFORMATION

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

**Directions:** OX14 5BP

Located within the Abingdon Town Centre Conservation Area.

All mains services are connected

Gas fired central heating

Council Tax: Band E

Tenure: Freehold

EPC rating:

Broadband and mobile coverage can be checked at [checker.ofcom.org](http://checker.ofcom.org)





## Approximate Gross Internal Area 1140 sq ft - 107 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 394 sq ft – 37 sq m

Second Floor Area 373 sq ft – 35 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



**Carter Jonas**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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### IMPORTANT INFORMATION

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