



Oliver
James



4 Staniland Court, Abingdon, OX14 1QZ

£450,000

Description

No onward chain. An attractive modern three/four-bedroom semi-detached home, quietly positioned at the head of a popular no-through road in North Abingdon.

With enclosed rear gardens, driveway parking and flexible accommodation arranged over three floors, this is a superb opportunity for buyers seeking space, convenience and excellent transport links.

The property is currently let on a room-by-room basis, offering appealing flexibility for investors and owner-occupiers alike. The ground floor includes a welcoming entrance hall, shower room, a bedroom converted from the former integral garage, a fourth bedroom or study, and a useful utility room.

On the first floor, a fitted kitchen sits alongside a generously sized reception room, creating an inviting space for everyday living and entertaining.

The top floor provides a principal bedroom with en-suite shower room, a further double bedroom and a family bathroom.





Location

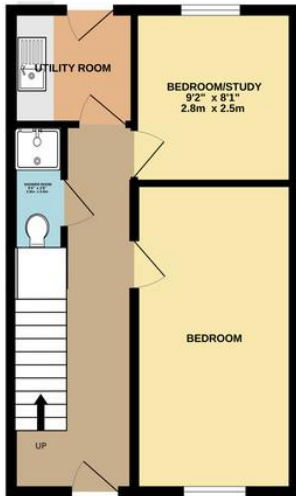
The property enjoys a convenient North Abingdon setting, with a range of local amenities within comfortable walking distance. Everyday essentials are close at hand, including Co-op, Budgens and additional food stores within approximately half a mile, making the location practical as well as desirable. For commuters, the A34 is easily accessible for both northbound and southbound travel. Oxford city centre lies approximately eight miles to the north, while Didcot, with its mainline railway station providing connections to London, is around ten miles away. Combining flexible living space, strong investment potential and a well-connected location, this home is ready to appeal to a broad range of buyers.

Agent Notes

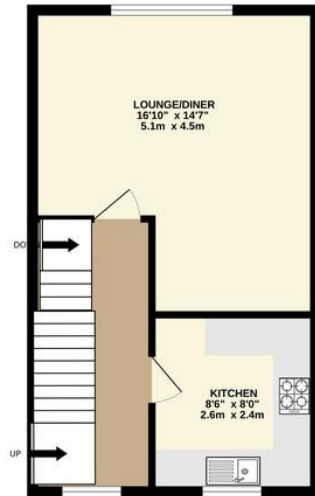
The property is Freehold.
Mains drainage, gas, electricity and water are connected.
Council Tax is band C with Vale White Horse DC and the EPC Rating is C.
Estate Service Charge £314 p/a.
The property has not flooded in the last 5 years.



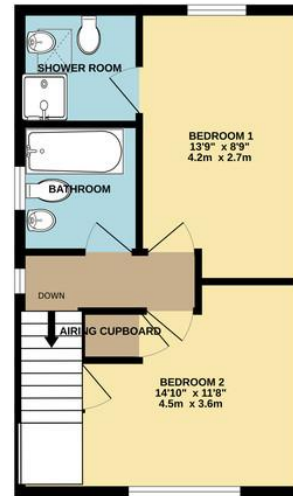
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For further information, please contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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