



34 East St. Helen Street, Abingdon

Abingdon

Simpsons

The Proactive Agent

In Excess of **£999,995**

East St. Helen Street - Abingdon

Approximate Gross Internal Area = 322.7 sq m / 3473 sq ft

Cellar = 17.0 sq m / 183 sq ft

Outbuilding = 6.7 sq m / 72 sq ft

Total = 346.4 sq m / 3728 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273388)

34 East St. Helen Street

Abingdon, Abingdon

A one of a kind opportunity to secure a historic riverside residence dating back to the thirteenth century.

Council Tax band: G

Tenure: Freehold

- A spacious family home set in wonderfully private, extensive grounds, located on Abingdon's historic East St Helen Street, backing onto the River Thames.
- Dating back to the 13th century, 'Helensbourne' offers 3656sqft of accommodation arranged over four floors, a useful basement as well as a rivers edge landing stage, ideal for mooring.
- In addition to a formal sitting room and separate dining room, there is a snug/study, kitchen/breakfast room and utility. The hallway gives access to the cellar, first floor and the rear garden.
- Bedrooms one, two, three and five benefit from en-suite shower/bathrooms, with bedroom two's en-suite having a secondary door opening onto the landing, allowing for use as a family bathroom.
- This unique, charming home has been well kept, though would now benefit from some cosmetic updating. The property represents a one of a kind opportunity to create a very special home.



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character homes.

- The delightful, South East facing garden's undoubted highlight is its raised riverside terrace and rivers edge landing stage, a tranquil and very private setting away from the busy town centre.



