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**Hazeldene Close**  
**Eynsham, Oxfordshire**

**Guide Price £425,000**





## Hazeldene Close, Eynsham, Oxfordshire, OX29 4AZ

**Guide Price £425,000** **Freehold**

A semi-detached house enjoying a fantastic position tucked away on the edge of this well-planned modern development dating from 2011, with a delightful outlook at the front towards the "peace oak" meadow land. The property is also a short walk from the old village centre that can be reached via a nearby footpath into Queen Street. The house is presented in very good decorative condition and benefits from gas CH, a drive-through garage with doors front & rear, brick-paved driveway, security alarm, and an enclosed garden with a useful section at the side of the house and the back of the garage. The accommodation includes hall, cloakroom, sitting room accessing the garden, a well fitted kitchen with appliances, en-suite master bedroom, two further double rooms, and bathroom. The property is offered for sale with no onward chain and viewing is advised.



## SITUATION

Eynsham is a sought after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. Shops in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, Library, modern Health Centre, Hairdressers, Gym, Coffee shops, Indian Restaurant and a handful of traditional pubs. The village also has Toddler groups, a Primary School, and the highly reputable Bartholomew Secondary School. The active community is buoyed by sports clubs and societies catering for all age groups and interests.

## DIRECTIONS

From the Eynsham A40 roundabout take the turning south for Eynsham and follow the bypass beyond the next mini roundabout where Hazeldene Close will be found on your right. Satnav: OX29 4AZ

## THE ACCOMMODATION

### Hall

Staircase to first floor, understairs cupboard.

### Cloakroom

WC, pedestal basin, tiled floor.

### Kitchen

Contemporary grey coloured base and wall units on three walls with a 'marble style' worktop, upstand and hob splash back. Electric oven, hob, extractor hood, enamel single drainer 1.25 bowl sink, integrated washing machine, fridge/freezer, cupboard housing gas fired boiler, tiled floor, window to front.

### Sitting Room

French doors to rear garden.

## On the first floor

### Landing

Access to roof space with loft ladder, airing cupboard housing hot water cylinder.

### Bedroom 1

Rear facing, built-in double wardrobe with mirrored doors.

### En-suite Shower

Tiled cubicle, pedestal basin, WC, tiled floor, window to rear.

### Bedroom 2

Front facing, built-in double wardrobe with mirrored doors.

### Bedroom 3

Front facing double room, useful recess.

### Bathroom

White suite comprising paneled bath, pedestal basin, WC, tiled floor, extractor fan.



OUTSIDE

Single Garage

Up and over doors front and rear allowing drive-thru, electric light and power.

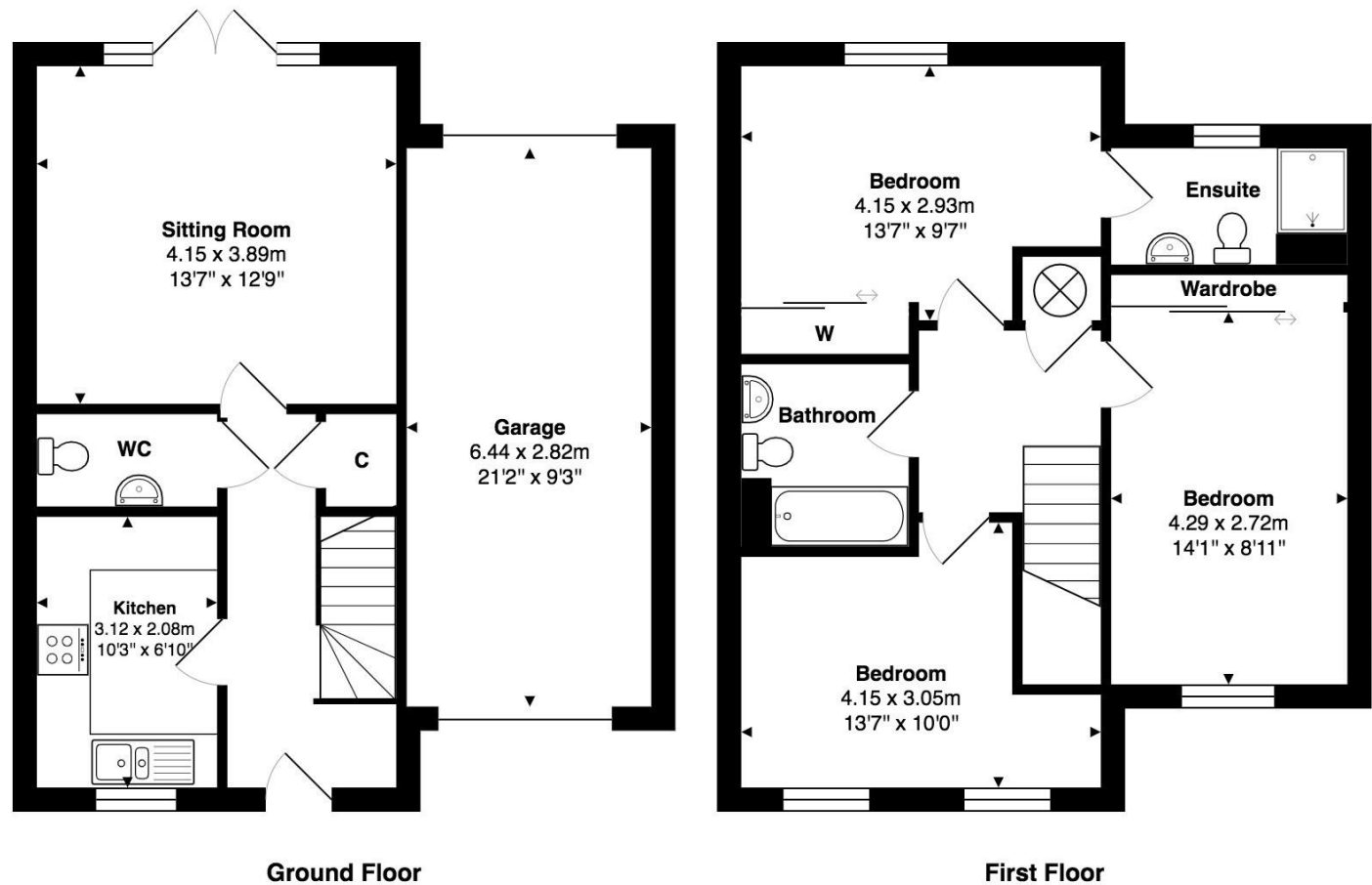
The Garden

Small open plan front garden. The rear garden comprises patio, lawn, small ornamental pond, shrub beds, a useful side area with timber shed, outside tap. Pedestrian gate to an enclosed brick-paved area, ideal for bins etc., being the rear section of the driveway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

West Oxfordshire District Council - Band D.



Approximate Gross Internal Area

105.5 m<sup>2</sup> ... 1136 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

