



**Hertford Kings Gate, Morgan Gate, Abingdon, OX14 1ZE**

**welcome to**  
**Hertford Kings Gate, Morgan Gate, Abingdon**

This four-bedroom home has an open plan kitchen with dining area and French doors to the garden, a handy utility room, and lounge with bay windows completes the ground floor. On the first floor you will find an en suite main bedroom with a dressing area, a further double bedroom, and the family bathroom.





Keep active by taking local walks and visits to nearby attractions, like The Abbey Meadow Lido and Tilsley Park.

Abingdon is a great place to meet up with family and friends, with plenty of shops, bars, and restaurants to enjoy.

For a fun family day out, Millets Farm has play areas, crazy golf, and woods to explore. There's also several National Trust parks as well as the local Abbey Meadows and The Ridgeway.

Kings Gate is close to all the essentials, including:

1.1 miles to The Abingdon Surgery

2 miles drive from the A34.

2.1 miles drive to Waitrose.

3 miles to Radley Train Station

6 miles to Oxford

Walking distance to Tilsley Park

Range of high performing schools to choose from including Our Lady's Abingdon School, Radley College & Abingdon School

## Ground Floor

### Kitchen/Dining

19' 2" x 13' 7" ( 5.84m x 4.14m )

### Lounge

19' 2" x 10' 5" ( 5.84m x 3.17m )

### Utility

5' 6" x 6' 1" ( 1.68m x 1.85m )

## W/C

## First Floor

### Bathroom

6' 6" x 5' 6" ( 1.98m x 1.68m )

### Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

### Bedroom Two

11' x 9' 9" ( 3.35m x 2.97m )

### Dressing

7' 2" x 6' 5" ( 2.18m x 1.96m )

### Ensuite One

7' 2" x 4' 7" ( 2.18m x 1.40m )

## Second Floor

### Bedroom Three

14' 10" x 9' 9" ( 4.52m x 2.97m )

### Bedroom Four

11' 4" x 8' 3" ( 3.45m x 2.51m )

### Shower Room

7' 11" x 4' 9" ( 2.41m x 1.45m )



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**welcome to**

## **Hertford, Kings Gate, Morgan Gate**

- Open Plan Kitchen with Dining Area
- French Doors to The Garden
- Handy Utility Room
- Bay Fronted Lounge
- Garage and Parking

Tenure: Freehold EPC Rating: Exempt

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AB1108075 - 0004

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