



209 South Avenue, Abingdon OX14 1QU

Hodsons
...your move, our passion

209 South Avenue

Attractive and substantially extended 1950's detached family home situated in a highly sought after non-estate North Abingdon location featuring delightful front room partly open plan to sitting room, separate study and stunning extended double aspect living room overlooking large attractive rear gardens affording high degrees of privacy, sold with no ongoing chain.

Location




South Avenue is a desirable non-estate North Abingdon location comprising of predominantly older three and four bedroom semi-detached/detached family homes with large gardens providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including good schooling. The A34 intersection is a short drive providing a quick route to Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Directions what3words – supply.gates.swung

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road. Proceed through the next two sets of traffic lights and take the last turning on the left hand side onto North Avenue. Turn left onto West Avenue and right onto South Avenue. Take the first turning on the left hand side and turn right at the small green where the property clearly indicated by the 'For Sale' board.



- Inviting entrance hall featuring solid oak herringbone wood flooring (extending throughout several of the ground floor rooms) leading to cloakroom and well equipped kitchen/breakfast room with open side porch off and large storage cupboard
- Delightful front dining room partly open plan to sitting room and separate study
- Stunning extended double aspect living room overlooking the large attractive rear gardens
- Stairs rising (benefitting from half landing window) to three double bedrooms complemented by recently refitted shower/wet room
- Double glazed windows, mains gas radiator central heating (efficient condensing gas boiler) and the property is sold with no ongoing chain
- Front gardens providing block paved hard standing parking facilities extending to the side of the property leading to brick built garage with vaulted ceiling, light and power, two double glazed windows and double glazed door to gardens
- Large and most attractive mature rear gardens exceeding 120' featuring large patio and extensive lawn complemented by several mature fruit trees - the whole enclosed by shrubbery, trees and fencing, affording high degree of privacy, before leading onto a delightful copse
- Excellent potential to still further extend the property

3		bedrooms	Council tax band	E
4		receptions	Tenure	Freehold
1		bathrooms	EPC rating	C



Stunning extended double aspect living room overlooking the large attractive rear gardens



Large and most attractive
mature rear gardens featuring
large patio and extensive lawn
complemented by several
mature fruit trees









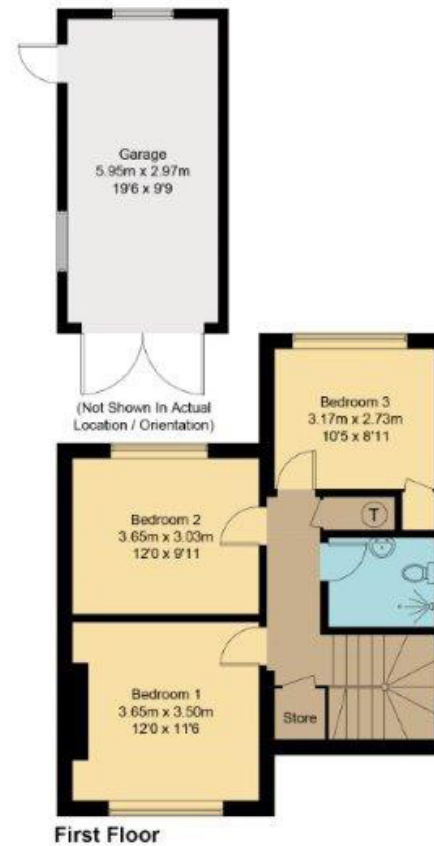
South Avenue, OX14

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 151.5 sq m / 1630 sq ft

Garden Area = 572.7 sq m / 6164 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID998074)

