



194 South Avenue, Abingdon OX14 1QU

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194 South Avenue

Attractive 1950's bay fronted three bedroom detached family home, well situated within this highly sought after North Abingdon non-estate location close to nearby amenities complemented by large 109' mature rear gardens offering excellent potential to substantially extend the existing accommodation, 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 – pits.museum.hungry

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 is found a short way down on the left hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to delightful front living room with large bay window and the original picture rails (featuring throughout many rooms)
- Separate dining room with double glazed French doors leading to rear gardens and kitchen with walk-in larder cupboard
- Spacious first floor main double bedroom with bay window, large second double bedroom with built in wardrobe cupboards, third bedroom and family bathroom
- Front gardens providing hard standing parking facilities for several vehicles which also potentially extend to the side of the property leading to detached garage
- Large mature 109' rear gardens featuring extensive lawn, garden pond and greenhouse - the whole enclosed by fencing, hedgerow and trees, affording good degrees of privacy
- Excellent potential to substantially extend the property

3  bedrooms

2  receptions

1  bathrooms

Council tax band E

Tenure Freehold

EPC rating D

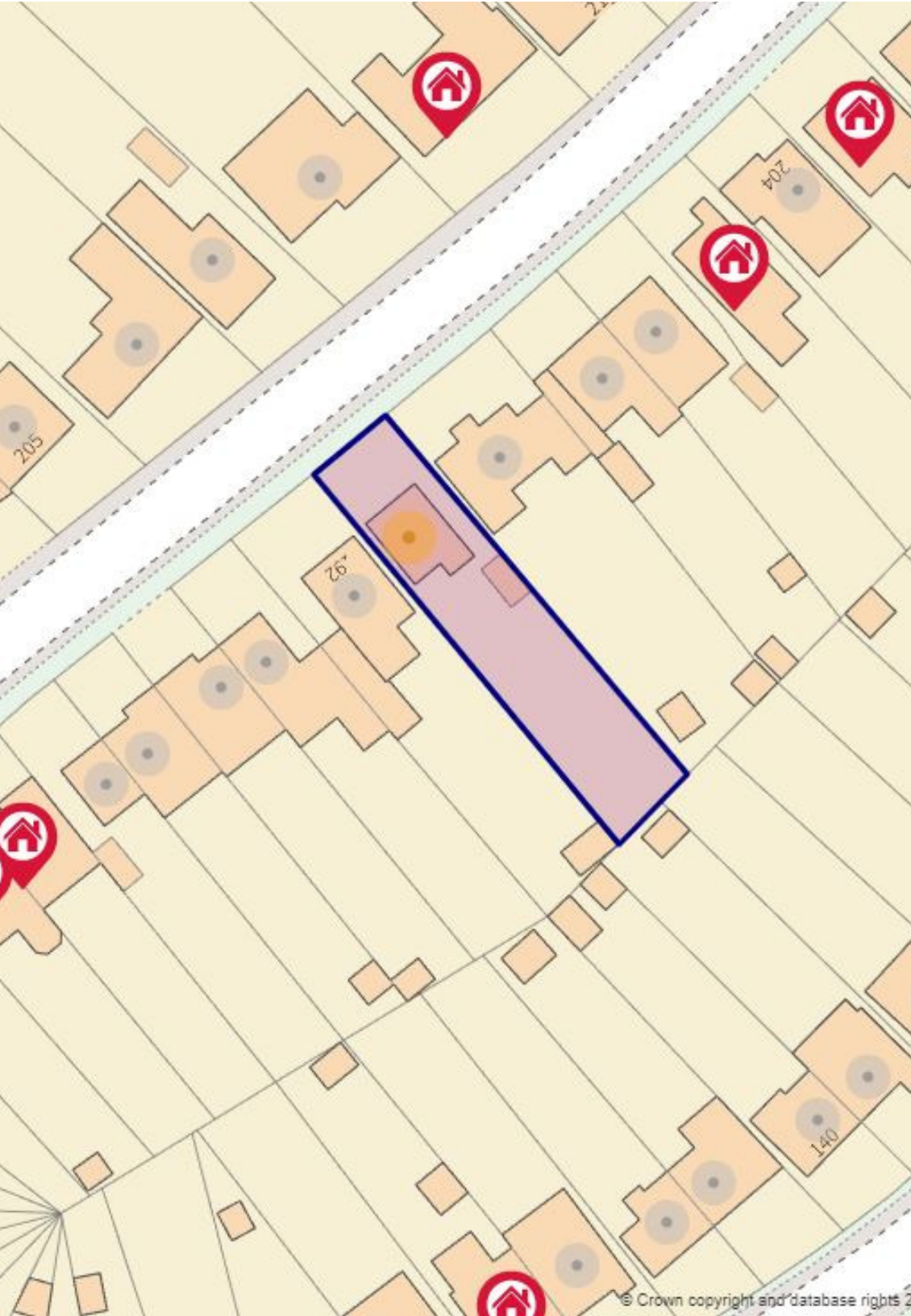


Delightful front living room with large bay window and the original picture rails



Large mature 109' rear gardens featuring extensive lawn, garden pond and greenhouse - the whole enclosed by fencing, hedgerow and trees









South Avenue, OX14

Approximate Gross Internal Area = 87.0 sq m / 937 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 99.3 sq m / 1069 sq ft

Green House = 6.5 sq m / 70 sq ft

Shed = 4.7 sq m / 51 sq ft

Stores = 3.6 sq m / 39 sq ft

Garden / Driveway Area = 493.0 sq m / 5307 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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