



13 Hedgemead Avenue, Abingdon OX14 2NE

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# 13 Hedgemead Avenue

**Substantially extended four bedroom detached family home offering well presented and very flexible accommodation within this popular north Abingdon location offering easy pedestrian access to many nearby amenities including excellent schooling.**

## Location

Hedgemead Avenue is a very popular cul-de-sac well situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles).

## Directions what3words – sunk.buddy.nets

Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Continue across the mini roundabout onto the Oxford Road and at the following large roundabout turn right onto Twelve Acre Drive. Take the third turning on the right-hand side into Peachcroft Road and then the second turning on the left-hand side into Hedgemead Avenue where the property is clearly indicated by the "For Sale" board.



- Inviting entrance hall leading to a cloakroom and impressive separate study with vaulted ceiling
- Well equipped kitchen with integrated appliances and oak working surfaces over, open-plan to spacious dining room complemented by separate utility room
- Spacious 21' double-glazed conservatory overlooking the well-maintained rear gardens
- Four spacious first floor bedrooms and a refitted family bathroom including spa bath
- Large 18' x 14' double-aspect sitting room with attractive fireplace
- Four spacious first floor bedrooms and family bathroom including spa bath
- Double-glazed windows and mains gas radiator central heating
- Front gardens providing hard-standing parking facilities leading to attached garage
- Well-maintained and fully enclosed rear gardens featuring patio, lawn, raised decked terrace and large double opening gates providing alternative access to the rear gardens - the whole enclosed by trees, shrubbery, brock walling and fencing

4  bedrooms

3  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



Well equipped kitchen with integrated appliances and oak working surfaces over, open-plan to spacious dining room

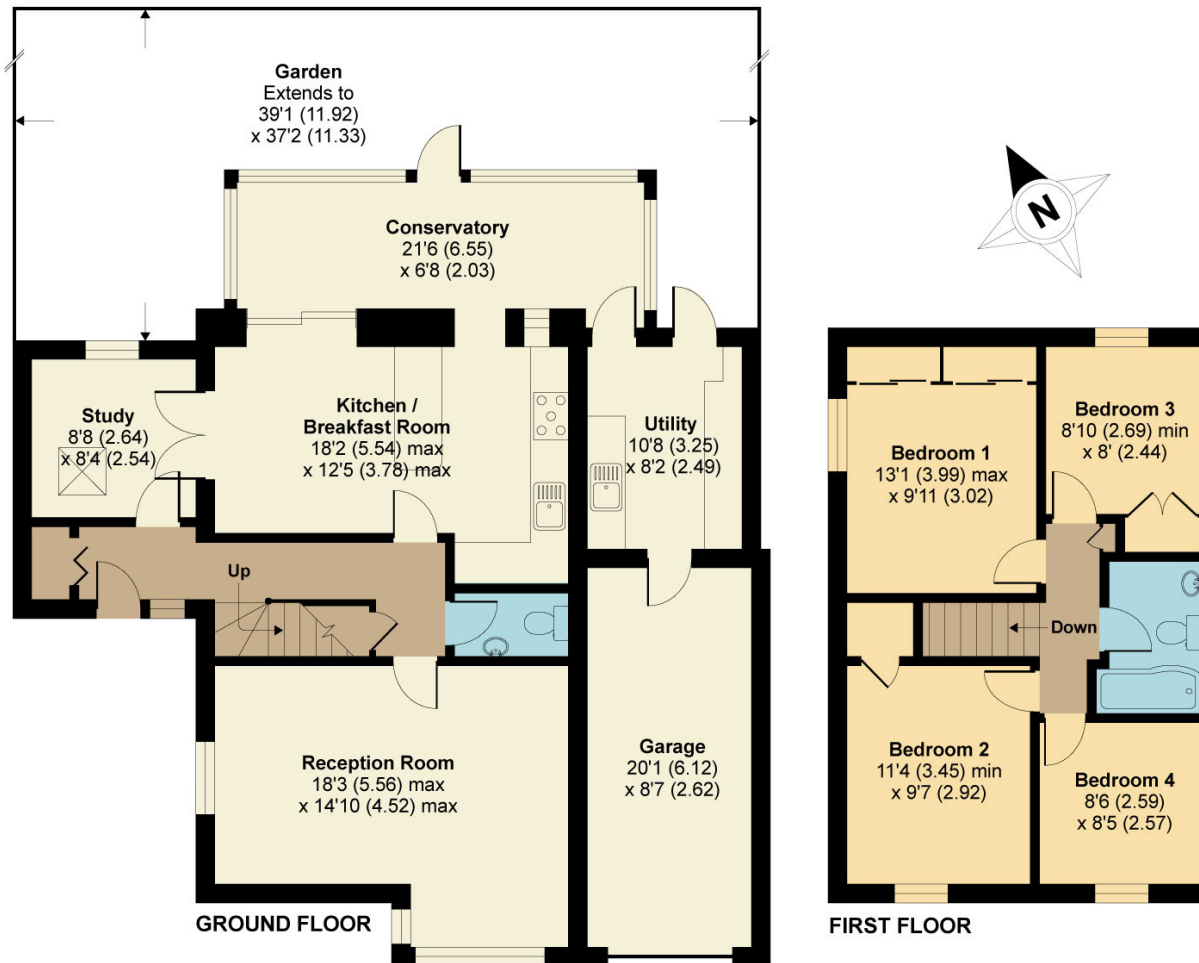


Well-maintained and fully enclosed rear gardens featuring patio, lawn and raised decked terrace









## Hedgemoad Avenue, Abingdon, Oxfordshire, OX14

APPROX. GROSS INTERNAL FLOOR AREA 1694 SQ FT 157.3 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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