



9 Denton Close, Abingdon OX14 3UP



9 Denton Close

Abingdon

Substantially extended and superbly presented semi detached family home well situated in a desirable cul-de-sac location close to many nearby amenities complemented by attractive west facing rear gardens.

Denton Close is a very popular location situated within a short walk of the White Horse leisure centre, easy cycling distance of Radley Railway Station with frequent services to London and Abingdon town centre's wide range of facilities and excellent schooling including the highly rated Thomas Reade primary school which is within the catchment area of this property. Useful distances include Abingdon town centre (circa. 1.5 miles) and Oxford city centre (circa. 7.6 miles).

Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Turn right at the mini-roundabout onto the Radley Road and right again at the following mini-roundabout onto Audlett Drive. Take the second turning on the left onto Reade Avenue and the second turning on the left onto Denton Close. On entering Denton Close number 9 is found directly in front of you clearly indicated by the For Sale board.





Key Features

- Entrance hall leading to utility room and ground floor shower room
- Spacious 17' living room with French doors leading to the rear gardens
- Well-equipped kitchen and dining room complemented by French doors leading to the rear gardens
- First floor landing leading to three bedrooms and family bathroom with white suite
- Double-glazed windows and mains gas radiator central heating
- Front gardens providing hard-standing parking facilities
- Attractive and fully enclosed west-facing rear gardens featuring an extensive decked terrace which in turn leads to lawn area – the whole enclosed by fencing providing good degrees of privacy



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Bedrooms - 3


Reception Rooms - 1

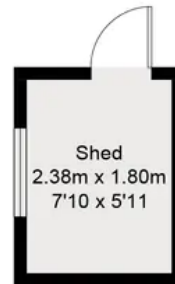
Bathrooms - 2



Denton Close, OX14

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft
Shed = 4.3 sq m / 46 sq ft

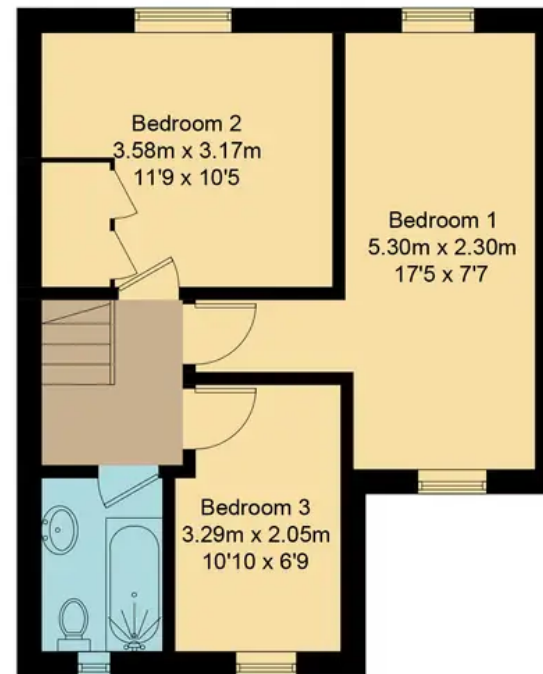
 = Reduced headroom below 1.5m / 5'0



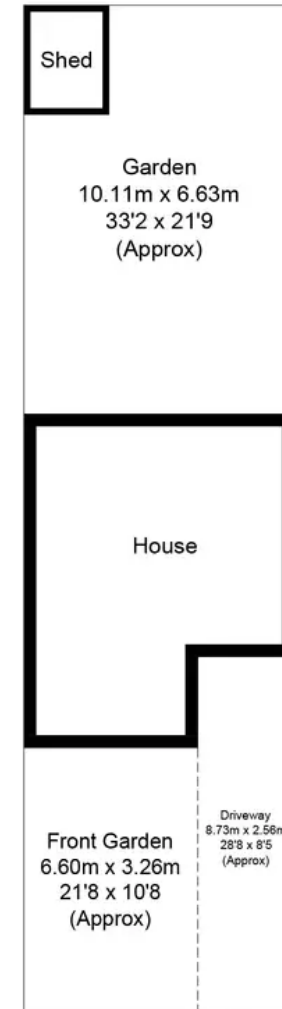
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk