



176 South Avenue, Abingdon OX14 1QU



## 176 South Avenue

Large and superbly presented four bedroom semi-detached family home, well situated within this highly sought after North Abingdon location offering many features including delightful front living room/snug with attractive fireplace and fabulous substantially extended lifestyle room featuring oak engineered flooring with underfloor heating and double doors leading onto the rear sun terrace and good size attractive southerly facing rear gardens.

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).

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.



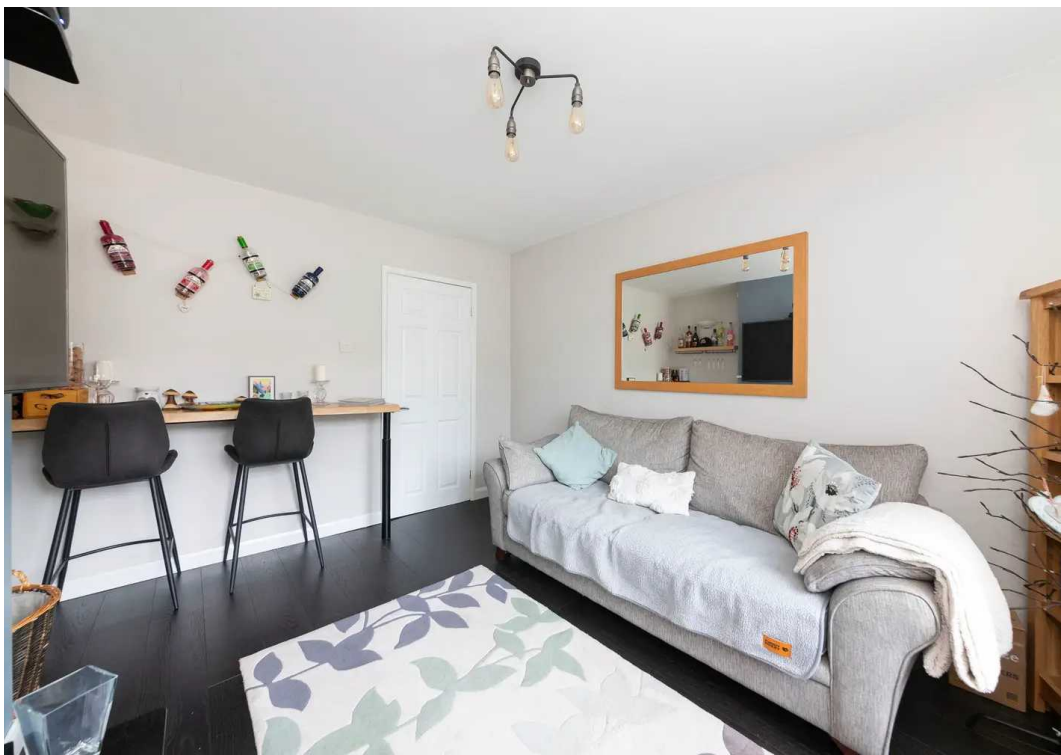


## Key Features

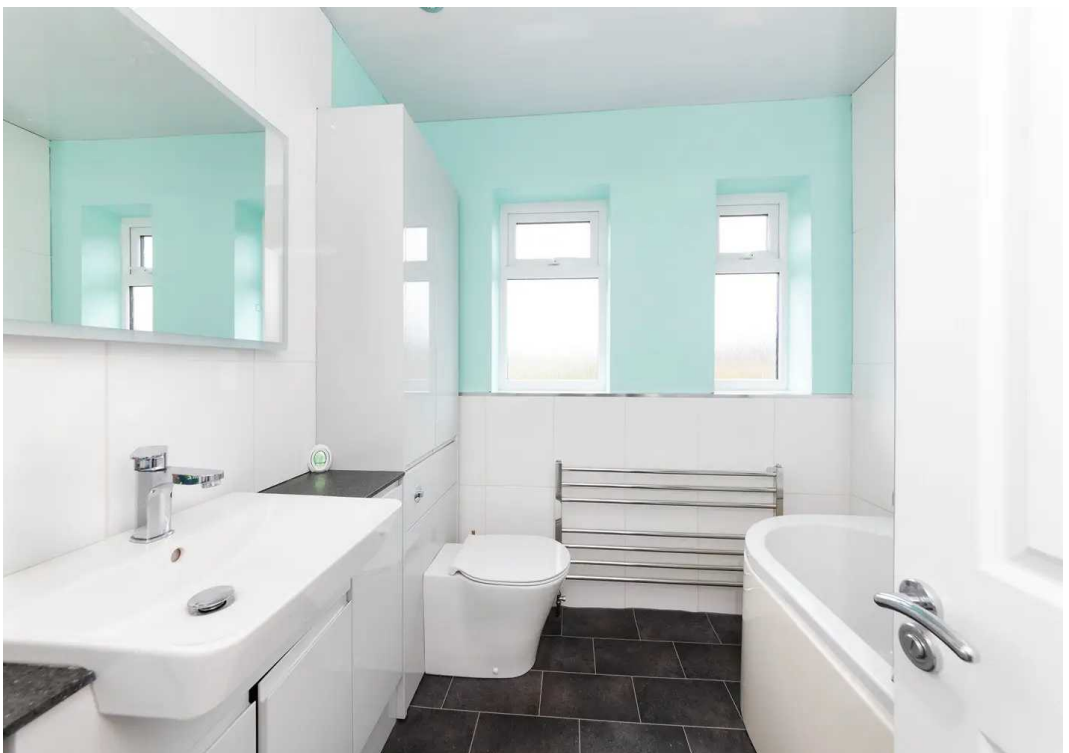
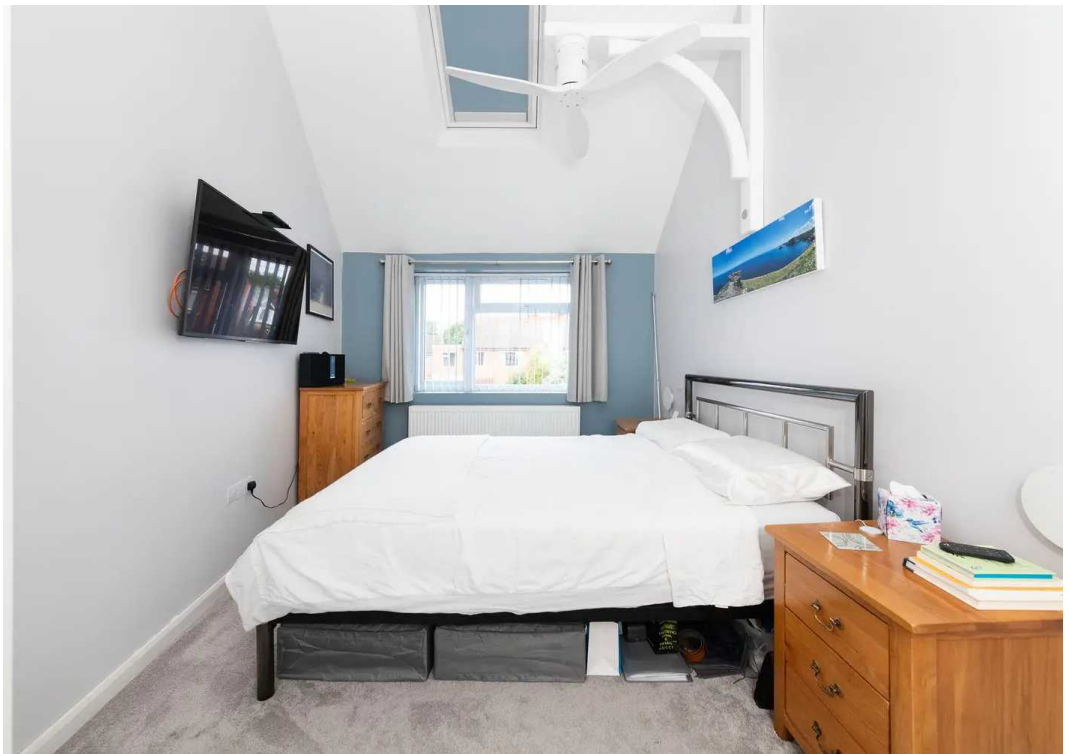
- Inviting entrance hall leading to front living room/snug benefitting from attractive central fireplace with fitted inset cast iron log burning stove
- Fabulous extended lifestyle room incorporating stylishly refitted kitchen with many built-in electrical appliances with granite working surfaces over.
- Flexible dining/family areas complemented by vaulted ceiling, oak engineered flooring with underfloor heating and floor to ceiling double glazed windows and French doors leading onto the sun terrace
- Inner hall leading to shower room and alternative door to rear gardens and large integral storeroom with light and power and composite doors to front gardens
- Wonderful and very spacious first floor master bedroom featuring spectacular vaulted ceiling with refitted shower room with contemporary white suite
- Three further spacious bedrooms (including two double bedrooms) complemented by family bathroom with refitted contemporary white suite
- Front gardens providing embossed hard standing parking facilities for several vehicles
- Attractive 83' southerly facing rear gardens including large composite decked sun terrace and lawn - the whole enclosed by fencing.
- Replacement PVC double glazed windows, recently installed mains gas radiator heating (efficient replacement condensing gas boiler) and photovoltaic solar panels producing reduced electricity bills



**Council Tax band: D Tenure: Freehold EPC: C**











# South Avenue, OX14

Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft

Store Room = 9.8 sq m / 105 sq ft

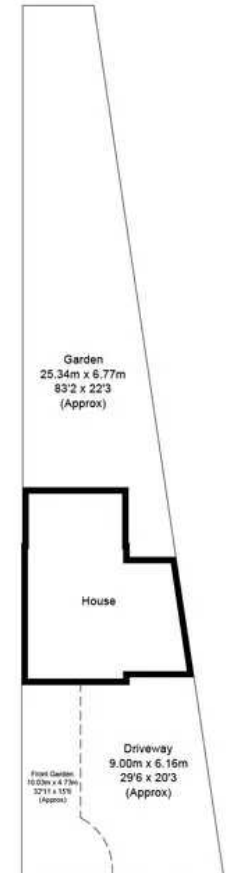
Total = 117.3 sq m / 1262 sq ft



## Ground Floor



## First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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