



13 Metcalfe Close, Abingdon OX14 5TH



13 Metcalfe Close

Spacious three bedroom family home situated in a popular cul-de-sac location offering many features including formal living room, further reception room and open plan kitchen/dining room providing attractive views over the good size corner plot rear gardens.

Metcalfe Close is a very popular cul-de-sac location offering easy pedestrian access to many nearby amenities including delightful Thameside walks and the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Continue across the following two roundabouts and take the second turning on the left hand side onto Preston Road. Take the third turning on the right hand side onto Lambrick Way, then the second turning on the right hand side onto Metcalfe Close, where No. 13 is situated on the right hand side, clearly indicated by the 'For Sale' board.





Key Features

- Entrance porch leading through to formal front facing living room
- Open plan kitchen/dining room offering an excellent selection of floor and wall units with doors leading to the rear garden
- Additional reception room with useful utility room
- Spacious master bedroom with en-suite shower room
- Two further double bedrooms complemented by four piece family bathroom
- Main gas radiator central heating and double glazed windows
- The front aspect offers hard standing parking facilities and electrical vehicle charging point
- Good size corner plot rear gardens featuring extensive lawn surrounded by mature borders -the whole enclosed by trees and fencing



Council Tax band: C Tenure: Freehold EPC: C

Bedrooms: 3

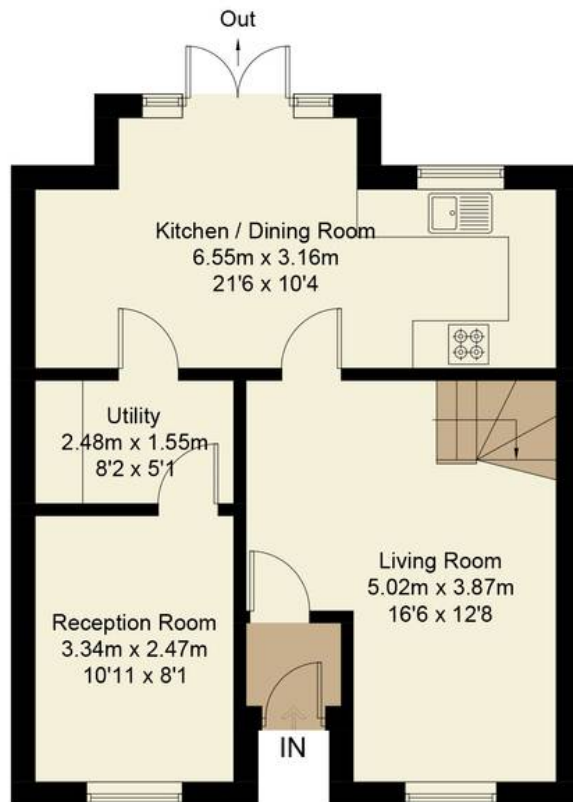
Bathrooms: 2

Receptions: 2

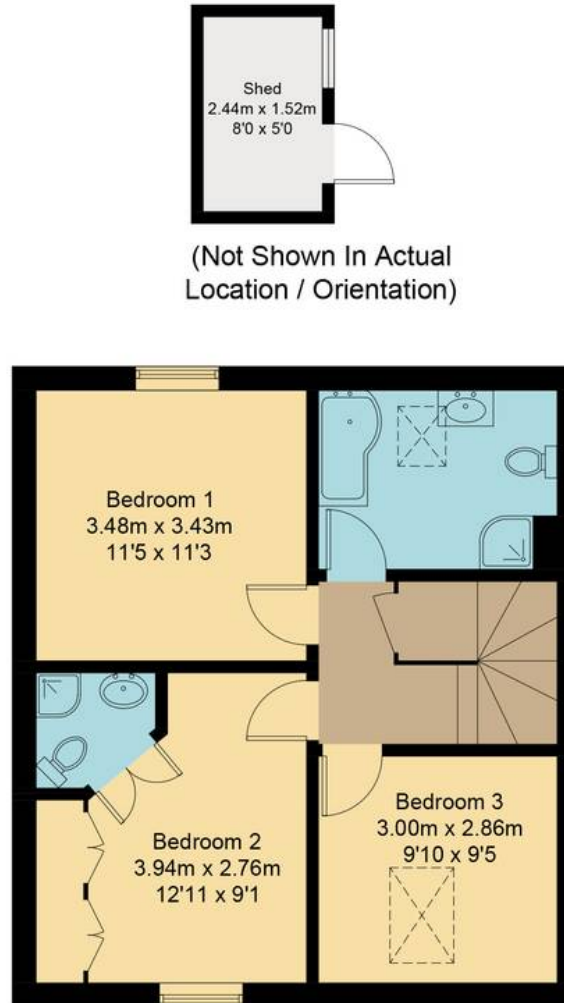


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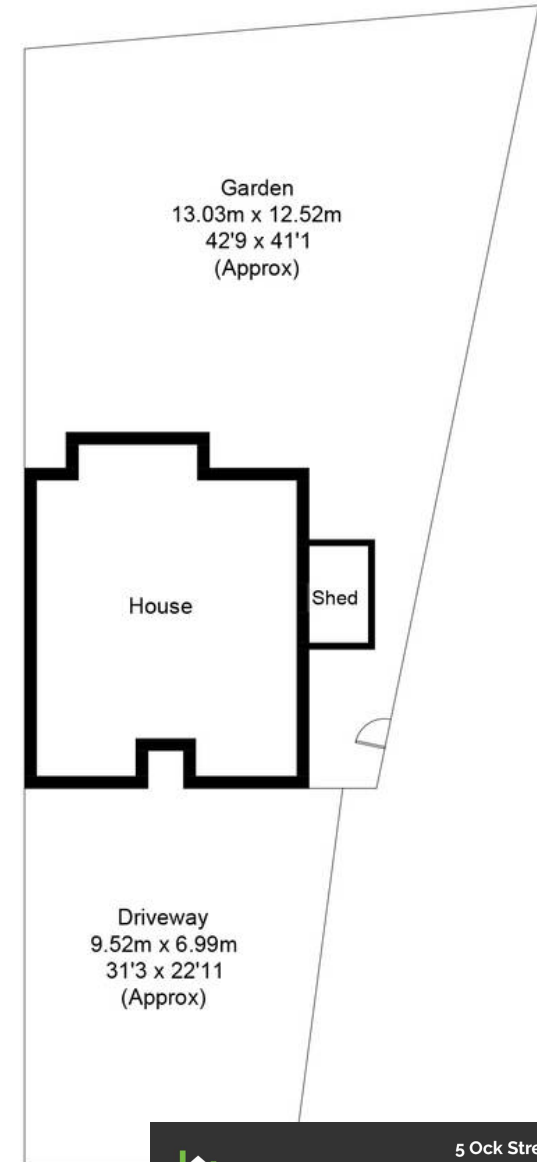
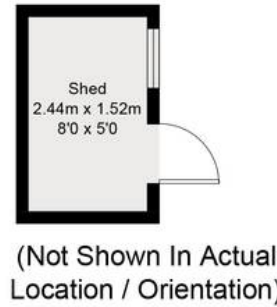
Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
Shed = 3.7 sq m / 40 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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