



51 Ballard Chase, Abingdon OX14 1XQ



51 Ballard Chase

Substantially extended four bedroom detached family home complemented by an attached and self contained annex, ideal for elderly relatives/teenagers or separate rental income, well situated in very popular end of cul-de-sac North Abingdon position, offering easy access to many nearby amenities.

Ballard Chase is situated in a very pleasant end of cul-de-sac position within this sought after North Abingdon location offering easy pedestrian access to many nearby amenities including doctor's surgery and is within the catchment area for the Dunmore and Long Furlong primary schools and for older children Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations north and south and useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles), ideal for commuters.

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Continue across the mini-roundabout onto the Oxford Road. Continue right to the end of this road and at the large roundabout turn left onto Long Furlong. Take the second turning on the left hand side onto Boulter Drive and then the second turning on the right onto Ballard Chase. On entering the close keep right where the property is found in the bottom right hand side corner.





Key Features

- Inviting entrance hall leading to cloakroom and large separate front living room with bay window
- Substantially extended lifestyle room comprising stylishly refitted kitchen open plan to very flexible family/dining areas featuring vaulted ceiling
- Good size master bedroom with en-suite shower room and three further spacious bedrooms and family bathroom
- Attached self contained annex ideal for elderly relatives/teenagers or separate rental income
- Mains gas radiator central heating and PVC double glazed windows
- The front gardens provide hard standing parking facilities for several vehicles
- To the rear are fully enclosed low maintenance rear gardens featuring extensive patio and small lawn leading to wooden garden store- the whole enclosed by fencing

Council Tax band: E Tenure: Freehold EPC: C





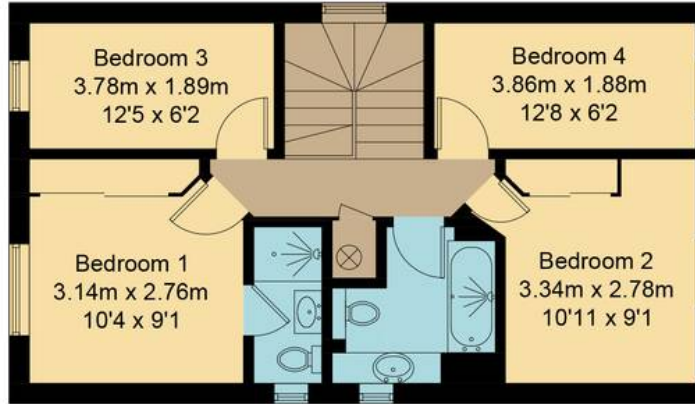




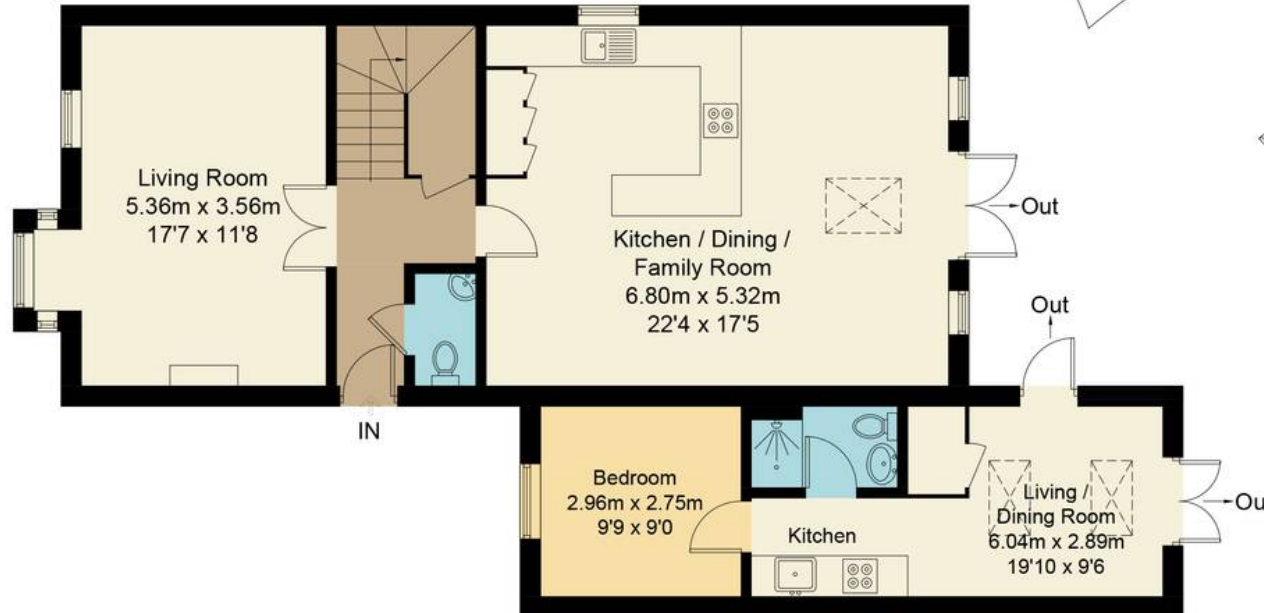
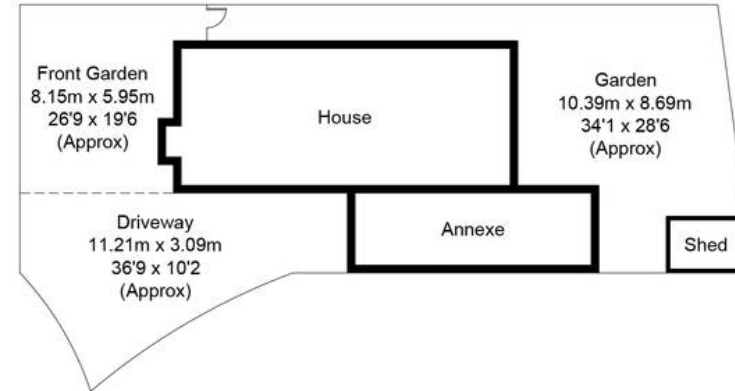


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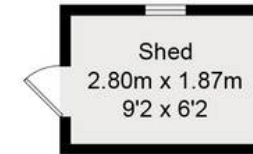
Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft
 Annexe = 25.9 sq m / 279 sq ft
 Total = 146.6 sq m / 1578 sq ft
 Shed = 5.3 sq m / 57 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
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