



40 Peachcroft Road, Abingdon OX14 2NA



40 Peachcroft Road

A superbly presented family home, well situated within this popular North Abingdon residential development. A spacious, light and much improved family home, benefiting from a single garage, driveway parking and mature rear garden.

Peachcroft Road is well-situated within this very popular north Abingdon 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).

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed over the roundabout onto the Oxford Road and then straight over the traffic lights; at the following large roundabout turn right onto Twelve Acre Drive. Take the second turning on the right onto Peachcroft Road where No. 40 is found a short way down on the right hand side, clearly indicated by the 'For Sale' board.





Key Features

- Entrance porch with ample space for coats and shoes through to the entrance hall
- Wonderfully light, double aspect, open plan living/dining room with a picture window over looking the rear garden.
- Fitted kitchen inclusive of a replaced boiler with a door opening onto the rear garden
- Three well proportioned bedrooms to the first floor
- Family bathroom with white suite
- Pleasant front gardens leading to the entrance porch
- Rear and side gardens with a personal door into the single garage with light and power. Furthermore there is a driveway parking space in front of the garage.

A superbly presented family home, well situated within this popular North Abingdon residential development. A spacious, light and much improved family home, benefiting from a single garage, driveway parking and mature rear garden.

Council Tax band: D Tenure: Freehold EPC: B

Bedrooms: 3

Bathrooms: 1

Receptions: 1



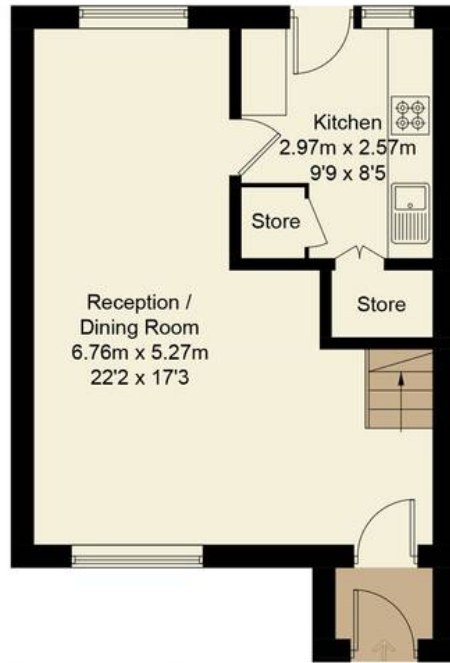


Peachcroft Road, OX14

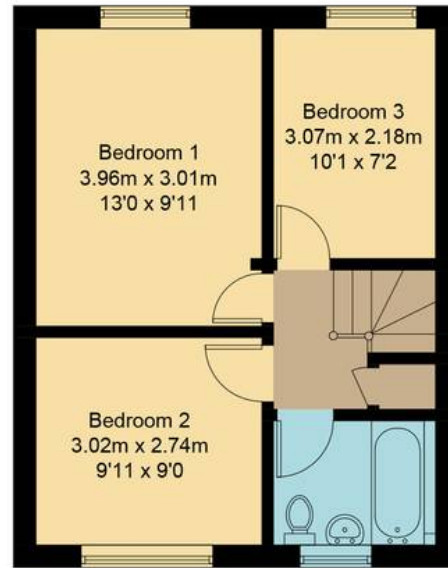
Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

Garage = 13.3 sq m / 143 sq ft

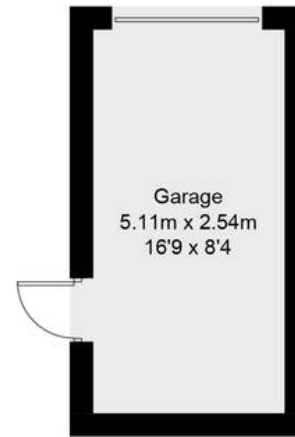
Total = 87.8 sq m / 945 sq ft



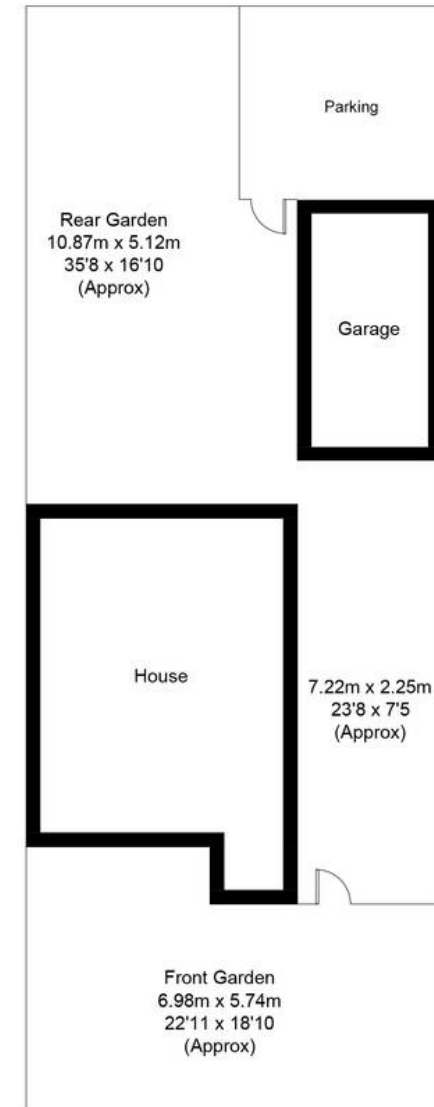
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1132686)



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk