



88 Larkhill Road, Abingdon OX14 1BJ



88 Larkhill Road

Abingdon

Stunning open-plan "lifestyle" room features with this substantially extended four bedroom semi-detached family home offering very flexible family accommodation combined with good size and most attractive south-west facing rear gardens, situated in a sought after location close to nearby excellent schooling, delightful Albert Park and thriving town centre's many amenities.

Larkhill Road is a very popular established location offering easy pedestrian access to nearby excellent primary and secondary schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles) and Didcot with its mainline railway station to London, Paddington (circa. 8 miles).

Leave Abingdon town centre using Stratton Way and take the first left hand turn onto Bath Street. Turn left at the mini-roundabout onto the Faringdon Road and take the second turning on the right hand side onto Larkhill Road. Number 88 is situated some way down on the left hand side, clearly indicated by the For Sale board





Key Features

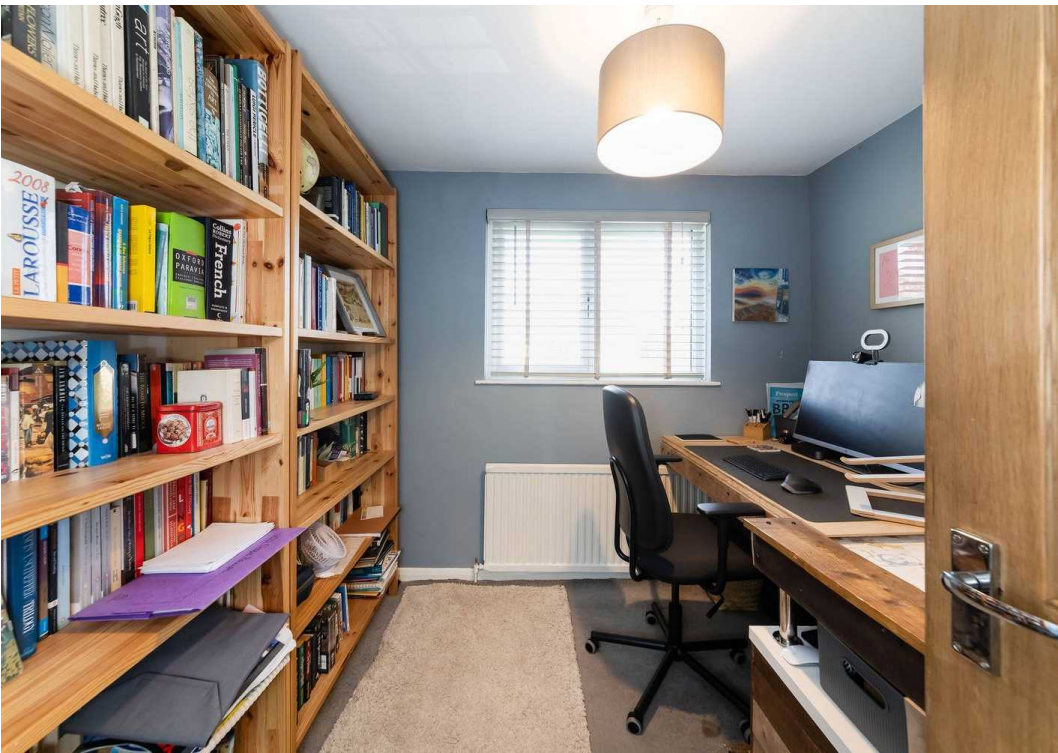
- Entrance hall with Karndean flooring (extending throughout the majority of the ground floor)
- Delightful front living room/snug with attractive open fireplace and storage cupboards with shelving over fitted to either side and oakwood flooring
- Fabulous 27' "lifestyle" room featuring stylish kitchen offering an excellent selection of refitted units with space for range cooker open-plan to very flexible living/dining/family areas
- Features of the lifestyle room include part vaulted ceiling, recessed ceiling lights and wall-to-wall bi-fold doors leading to rear sun terrace
- Spacious utility room and rear lobby with doors leading to both front and rear gardens, useful ground floor shower room and spacious store room
- Mains gas radiator central heating combined with Smart system and replacement PVC double-glazed windows
- Stunning and very large 17' master bedroom featuring walk-in dressing room and en-suite shower room with contemporary white suite including double shower
- Three further first floor bedrooms complemented by fully tiled family bathroom with white suite including roll top bath with clawed feet
- Front gardens providing hard-standing parking facilities for several vehicles
- Good size most attractive south-west facing enclosed rear gardens featuring an extensive limestone sun terrace leading to large lawn area and detached wooden outbuilding - enclosed by fencing



Council Tax band: D Tenure: Freehold EPC: C









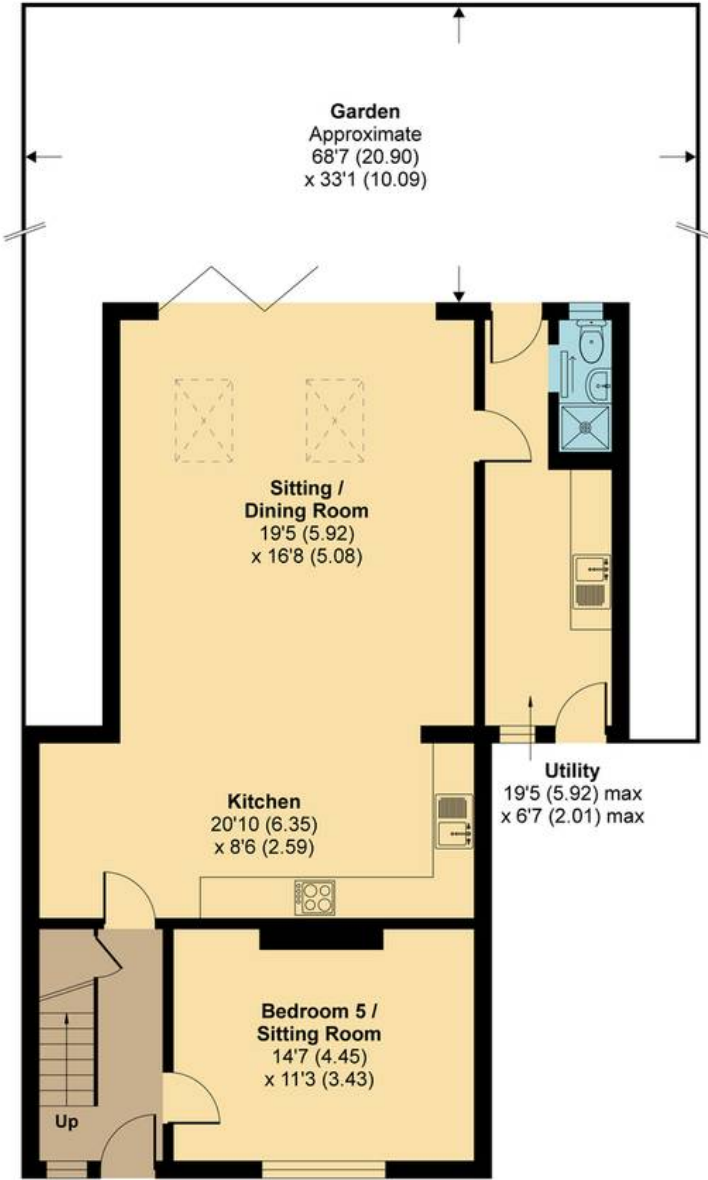
Larkhill Road, Abingdon, OX14

Approximate Area = 1647 sq ft / 153 sq m

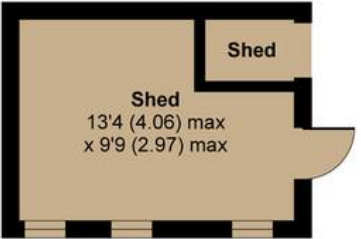
Outbuilding = 130 sq ft / 12.1 sq m

Total = 1777 sq ft / 165.1 sq m

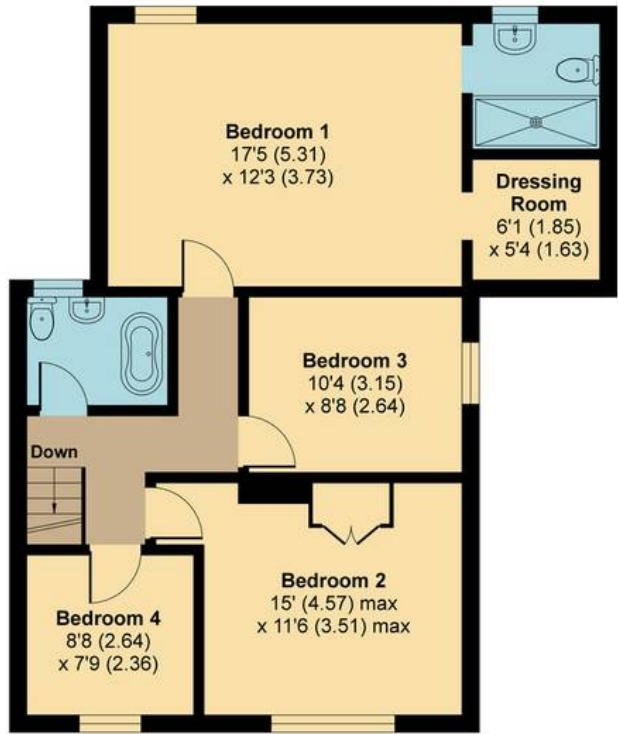
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hodsons. REF: 710906

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