



39 Hawkins Way, Wootton OX13 6LB



39 Hawkins Way

Spacious three bedroom semi detached family home offering many features including impressive open plan living/dining room, kitchen and separate utility room complemented by larger than average corner plot south east facing gardens, well situated within an established village location close to many nearby amenities

Location

39 Hawkins Way is well-situated in an established location within the heart of this popular development and offers easy pedestrian access to the nearby village of Wootton's many amenities including general stores, post office, florist, public house, school and church. There is a quick route to Abingdon town (circa. 3 miles) and Oxford city centre offers a wide range of amenities (circa. 6 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: D





Key Features

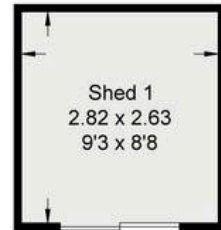
- Inviting entrance hall leading to kitchen offering a selection of fitted floor and wall units leading to separate utility room and cloakroom
- Delightful and very spacious 23' open plan living and dining room through to conservatory providing attractive views over the rear gardens
- Three spacious first floor bedrooms (two with fitted wardrobe cupboards) complemented by family shower room and separate WC
- Mains gas radiator central heating, double glazed windows and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles
- Attractive larger than average south east facing rear gardens offering high degrees of privacy and excellent potential to extend the existing accommodation



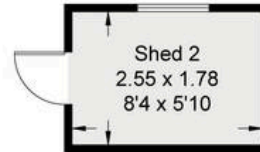


Hawkins Way, OX13

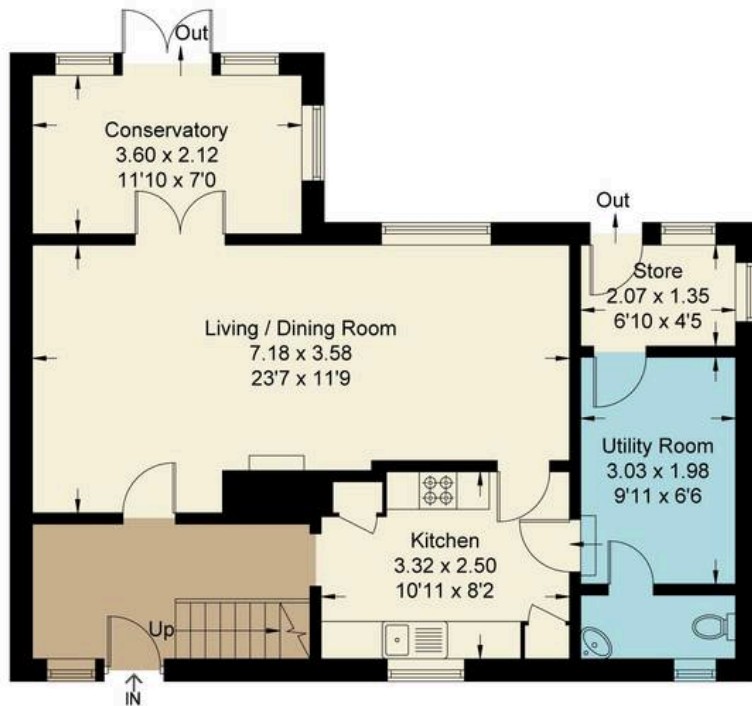
Approximate Gross Internal Area = 99.90 sq m / 1075 sq ft
Shed = 12.0 sq m / 129 sq ft
Total = 111.90 sq m / 1204 sq ft



(Not Shown In Actual Location / Orientation)



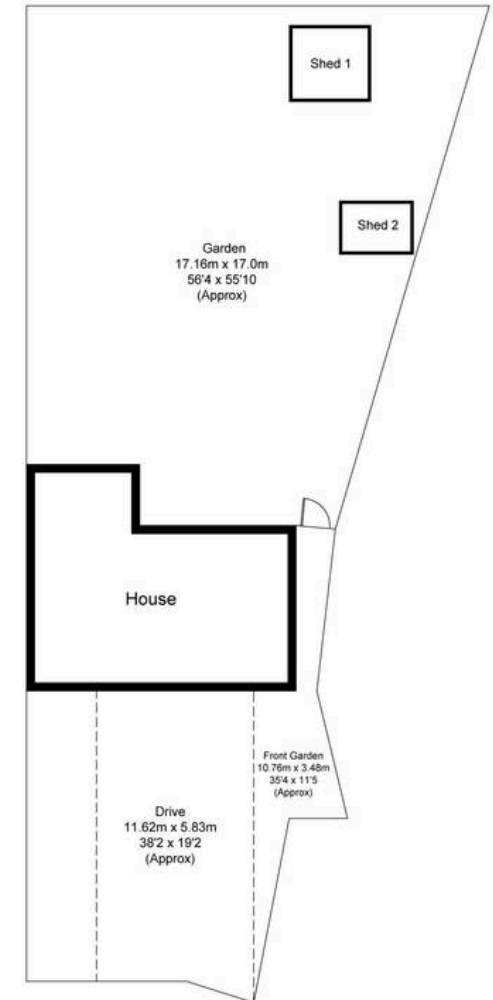
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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