



24 Hawkins Way, Wootton OX13 6LB

24 Hawkins Way

Impressive three bedroom semi-detached family home offering many features including very spacious front living room, well equipped kitchen and larger than average well maintained corner plot gardens

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

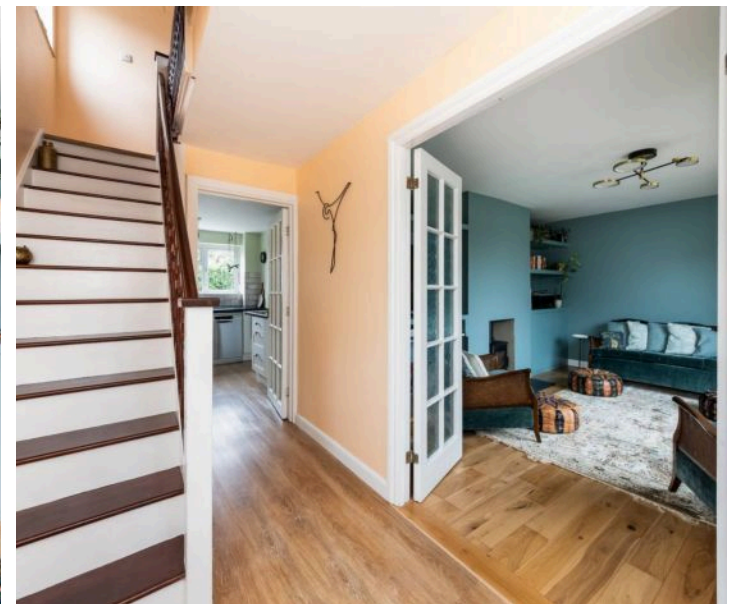
Shower Room: 1

Reception Room:

Council Tax Band: C

Tenure: Freehold

EPC: C

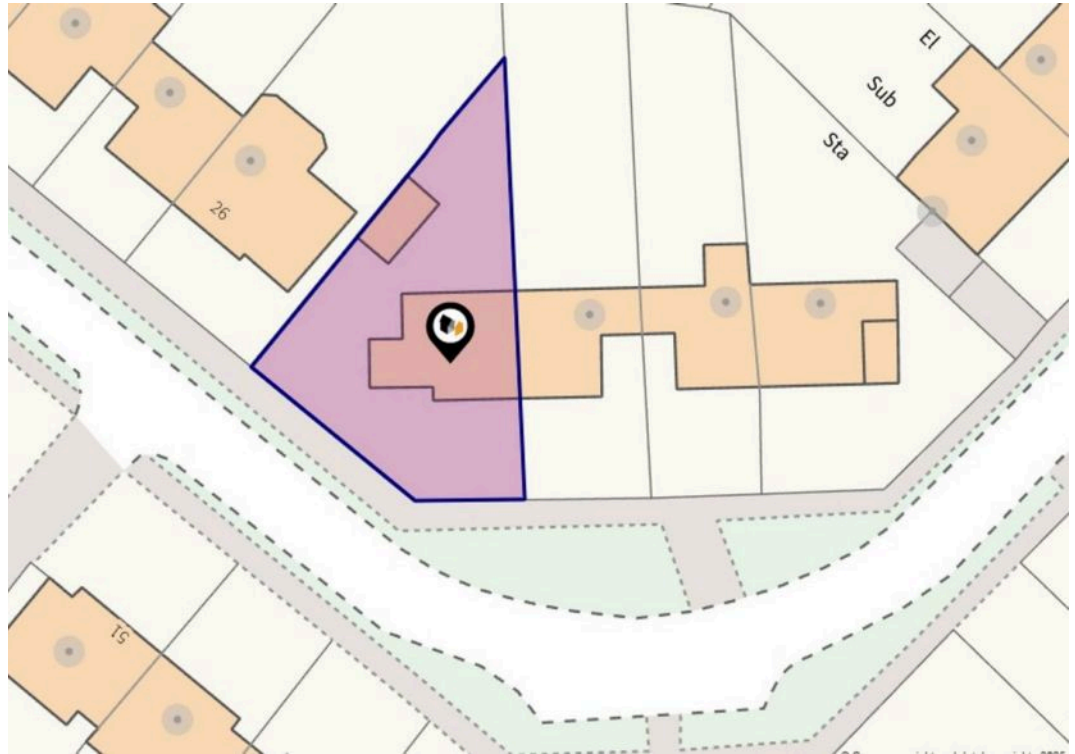




Key Features

- Welcoming entrance hall leading through to impressive, bright and spacious front facing living room with central feature fireplace with log burning stove
- Well equipped kitchen offering a stylish selection of floor and wall units complemented by pantry separate utility room
- Separate dining room with double doors to rear gardens
- Three spacious first floor bedrooms complemented by modern family shower room with contemporary white suite
- PVC double glazed windows, mains gas radiator central heating (recently installed efficient combination condensing gas boiler) and the sellers wish to purchase an end of chain property
- Expansive corner plot gardens which to the front features an enclosed lawn and to the side are hard standing parking facilities for several vehicles leading to detached garage and wooden store
- Larger than average and well maintained corner plot gardens offering excellent potential to substantially extend the existing accommodation (subject to planning consent)









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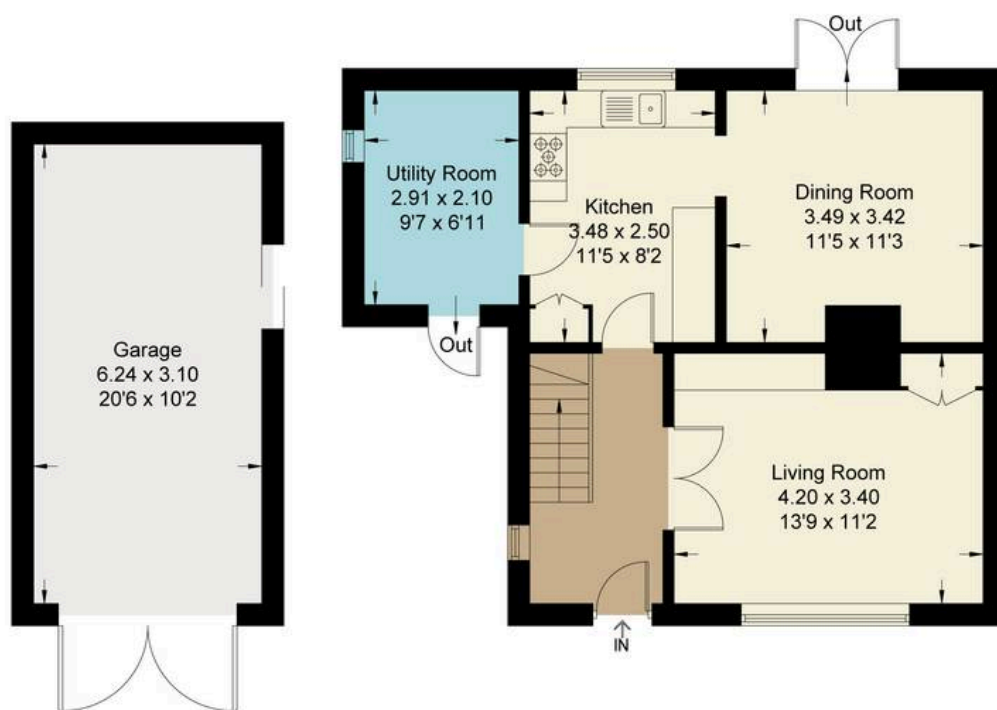
Hawkins Way, OX13

Approximate Gross Internal Area = 92.40 sq m / 995 sq ft

Garage = 19.30 sq m / 208 sq ft

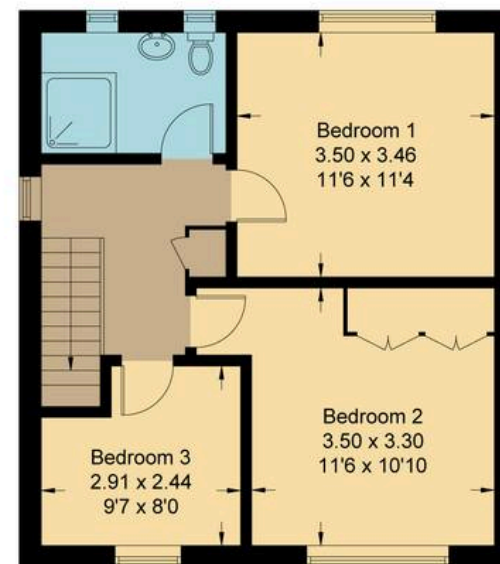
Total = 111.70 sq m / 1203 sq ft

For identification only - Not to scale

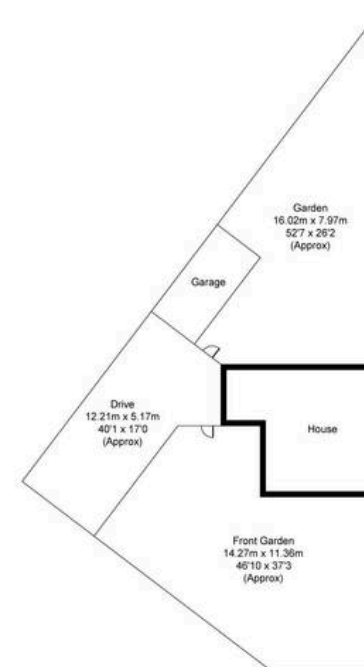


(Not Shown In Actual
Location / Orientation)

Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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