



37 Watson Crescent, Wootton OX13 6DS



## 37 Watson Crescent

---

Superbly presented three bedroom terrace home, well located in a quiet no-through road within this sought after, well connected and extremely well serviced Oxfordshire village.

Watson Crescent is well-situated in an established location offering easy pedestrian access to the village's many amenities including general stores, chemist, dentist, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 3 miles) and Oxford city centre (circa. 6 miles) with frequent bus routes to both.

**Bedrooms:** 3

**Bathrooms:** 1

**Reception Rooms:** 1

**Council Tax Band:** C

**Tenure:** Freehold

**EPC:** D







## Key Features

- Spacious entrance hall with under stair storage and cloakroom off
- Large living room to the front aspect with attractive bi-folding glazed internal doors leading through into the kitchen, these enable the living spaces to be completely open plan if desired
- Refitted contemporary kitchen complete with integral appliances overlooking the landscaped rear gardens
- Three good size bedrooms (bedroom 1 and 2 benefitting from built-in wardrobes)
- Refitted contemporary shower room with white suite
- Externally the property benefits from block paved parking for several vehicles
- Landscaped rear gardens featuring a striking porcelain tiled covered terrace, lawn, well planted borders, timber shed and gated rear access
- Gas central heating, uPVC double glazed windows and offered to the market in impeccable order throughout

















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON

**Hodsons**  
...your move, our passion



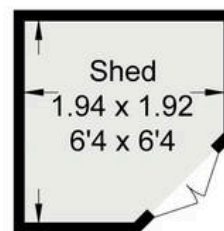
**Introducing the Hodsons team...**  
*...trust in our experience!*



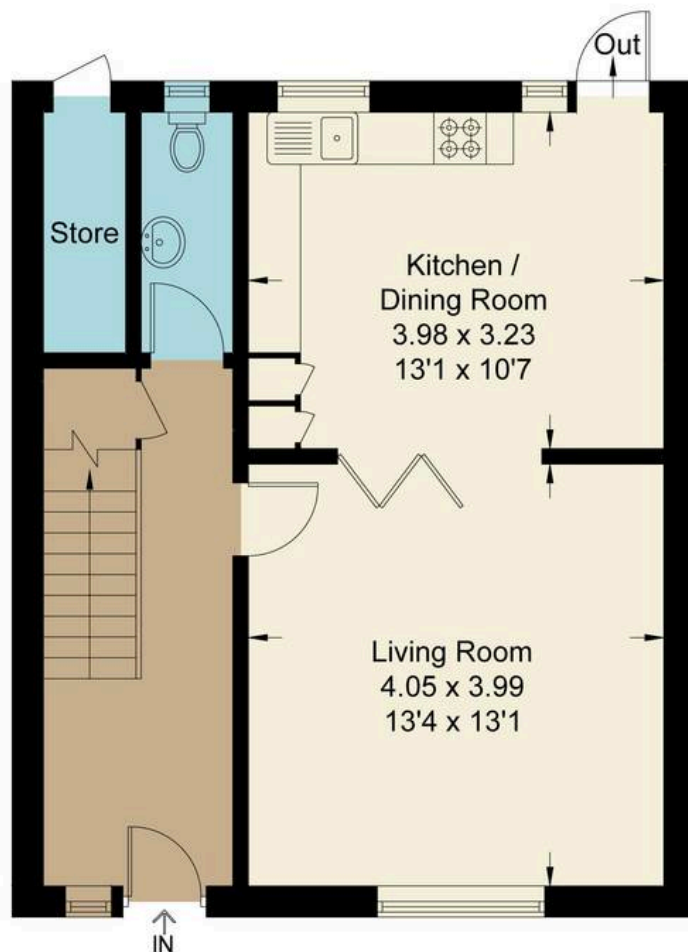


# Watson Crescent, OX13

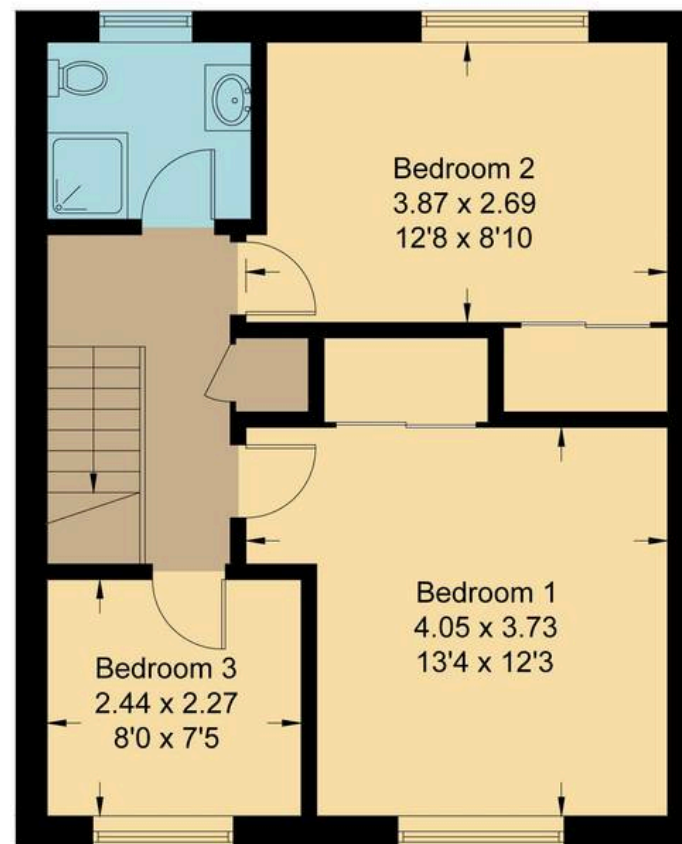
Approximate Gross Internal Area = 88.60 sq m / 954 sq ft  
 Shed = 3.40 sq m / 37 sq ft  
 Total = 92.0 sq m / 991 sq ft  
 For identification only - Not to scale



(Not Shown In Actual  
 Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
 Not to scale, for illustration and layout purposes only.  
 © Mortimer Photography. Produced for Hodsons.  
 Unauthorised reproduction prohibited



**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](http://www.hodsons.co.uk)