



35

37 Radley Road, Abingdon OX14 3PL



## 37 Radley Road

Attractive period townhouse situated in a desirable location close to nearby excellent schooling and the thriving town centre's amenities, offering flexible accommodation over three floors complemented by front gardens providing hard standing parking facilities and long mature rear gardens, sold with no ongoing chain. We would add that the property does require modernisation.

37 Radley Road is situated in a desirable non-estate location within walking distance of Abingdon town centre with its many amenities and the highly acclaimed St Nicholas primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations North and South.

**Bedrooms: 3**

**Bathrooms: 1**

**Reception Rooms: 2**

**Council Tax band: C**

**Tenure: Freehold**

**EPC: D**







## 37 Radley Road

- Entrance hall leading to delightful front living room and separate dining room
- Spacious kitchen and lean to leading on to the rear gardens
- Large first floor double bedroom benefitting from two double glazed windows, spacious second first floor double bedroom and family bathroom with white suite
- Two further top floor double bedrooms (interconnecting) both offering attractive elevated views
- PVCu double glazed windows, mains gas radiator central heating (efficient condensing combination gas boiler) and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles
- Long mature rear gardens benefitting from wooden garden store - the whole enclosed by fencing and hedgerow
- We would add that the property has incurred a structural issue relating to the lintel over the front bay window. We have a qualified surveyors recommendations for any interested parties





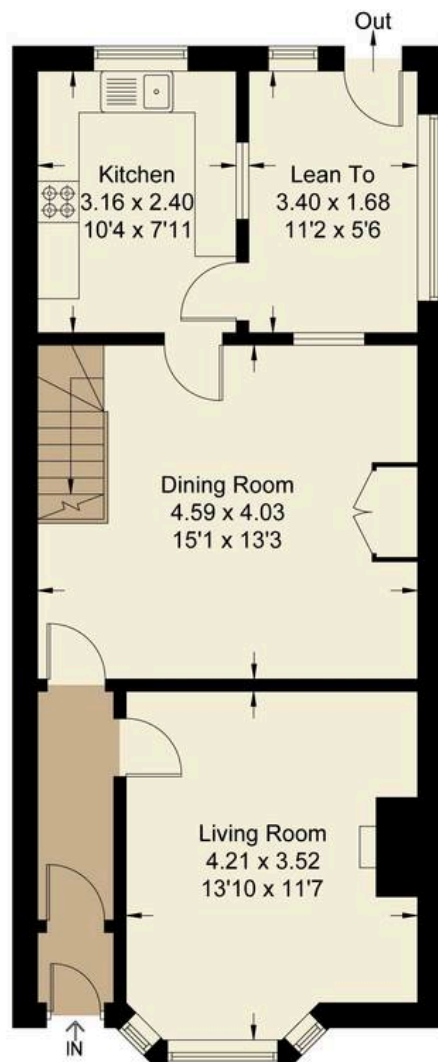
# Radley Road, OX14

Approximate Gross Internal Area = 133.50 sq m / 1437 sq ft

Shed = 2.30 sq m / 25 sq ft

Total = 135.80 sq m / 1462 sq ft

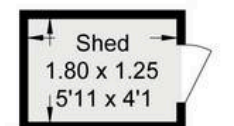
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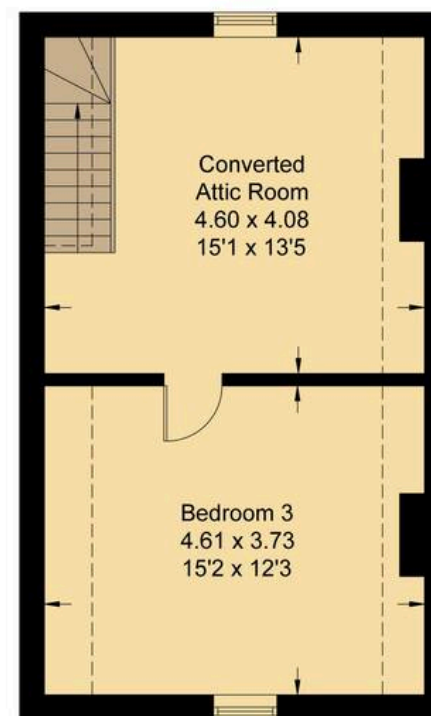
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



**Second Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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