



35 Hamble Drive, Abingdon OX14 3TF



## 35 Hamble Drive

Superbly presented three bedroom detached family home, well-situated within this sought after North Abingdon cul-de-sac location, offering easy access to a wide range of local amenities including good schooling.

Hamble Drive is a very popular no-through location comprising only three and four bedroom family homes, and offers easy pedestrian access to many nearby amenities including excellent schools. There is a quick route onto the A34 leading to many important destinations both North and South. Radley Railway Station is only 1 mile away ideal for commuters. Useful distances include Abingdon Town Centre circa 1 mile, Oxford City Centre 6 miles.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D







## Key Features

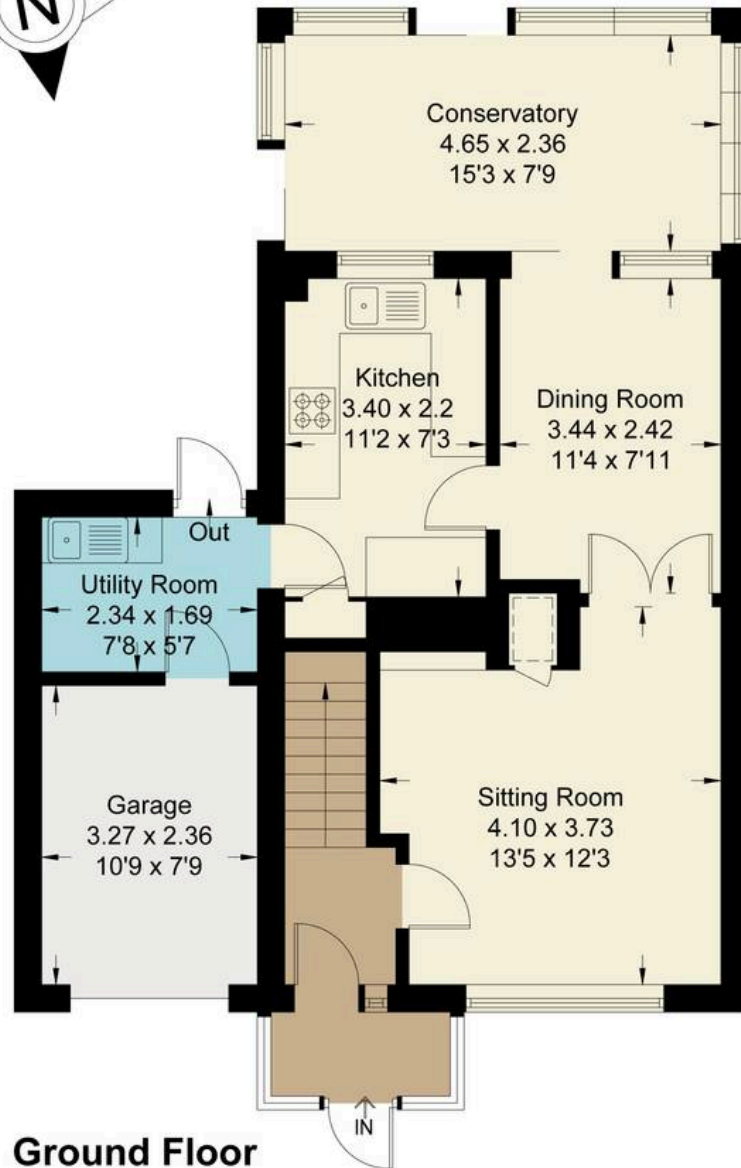
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- Enclosed entrance porch leading to entrance hall
- Impressive living room with separate dining room and doors to delightful conservatory providing attractive views over the garden
- Stylish kitchen complemented by separate utility room
- Three first floor bedrooms (including two spacious double bedrooms) two of which benefitting from fitted/built-in wardrobe/cupboards complemented by four piece family bathroom with separate shower
- Front garden providing hard-standing parking facilities for several vehicles leading to attached garage and EV charging point

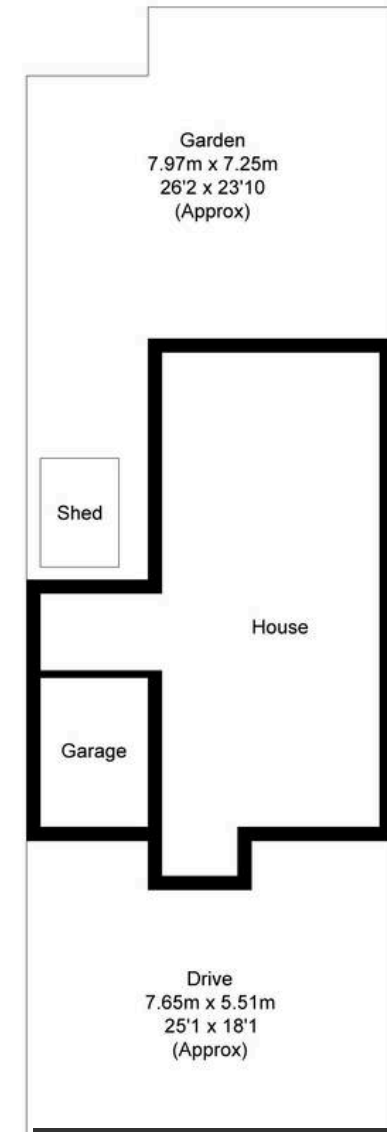
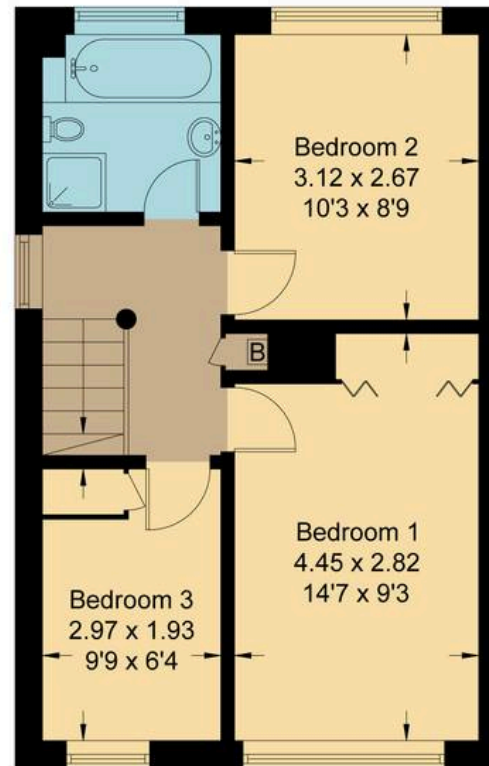


# Hamble Drive, OX14

Approximate Gross Internal Area = 90.80 sq m / 977 sq ft  
 Garage = 7.70 sq m / 83 sq ft  
 Shed = 2.0 sq m / 22 sq ft  
 Total = 100.50 sq m / 1082 sq ft  
 For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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