



52 Sellwood Road, Abingdon OX14 1PF



52 Sellwood Road

Large four bedroom home situated within this highly sought after North Abingdon location close to many nearby amenities offering excellent potential to substantially extend the existing accommodation.

Sellwood Road is a desirable non-estate North Abingdon location comprising of predominantly older style three and four bedroom homes with large gardens providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. The A34 intersection is a short drive providing a quick route to Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 1

Council Tax Band: D

Tenure: Freehold

EPC: D

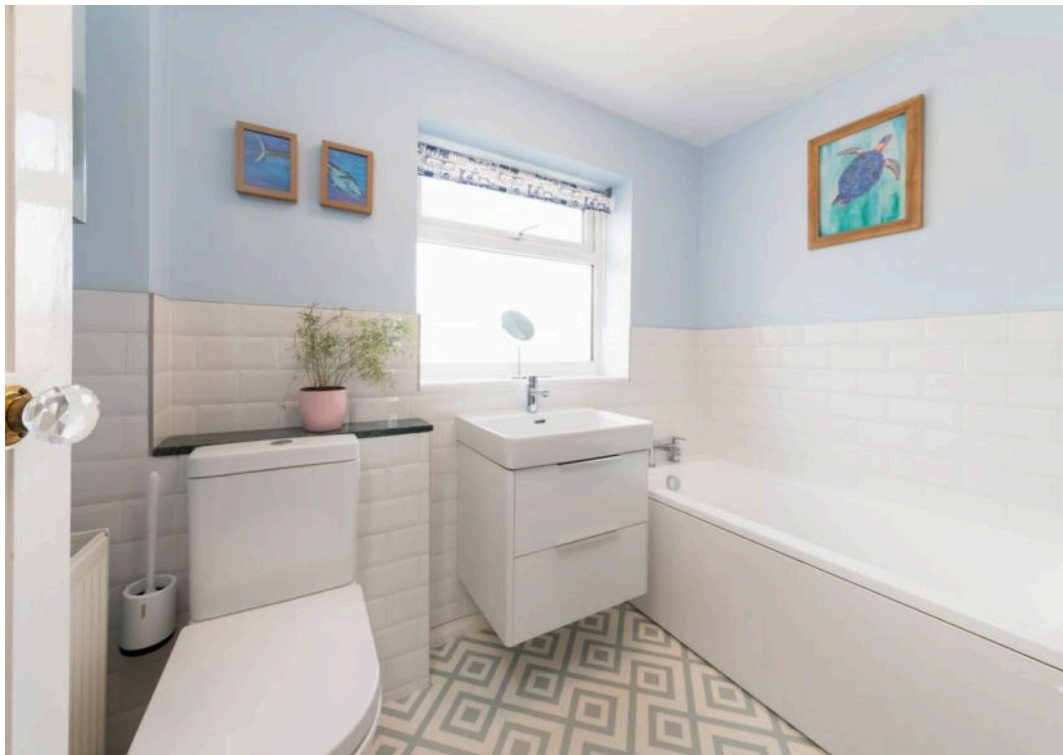




Key Features

- Inviting enclosed entrance porch with useful tall coat/storage cupboards leading to entrance hall with recently refitted shower room off
- Delightful living room featuring large window and attractive open fireplace with cast iron log burning stove
- Wonderful and really good size separate dining/family room benefiting from double glazed bay window and French doors leading to attractive rear gardens
- Spacious kitchen offering a good selection of floor and wall units complemented by walk-in larder. Enclosed rear porch with doors to gardens and utility room
- Light and airy part galleried landing leads to large main double bedroom with built-in wardrobe cupboards
- Three further spacious bedrooms (two benefiting from built-in wardrobe cupboards)
- Stylish refitted four-piece family bathroom with contemporary white suite including smaller bath and larger separate shower cubicle
- Double glazed windows, mains gas radiator central heating combined with recently replaced efficient condensing gas boiler and the property offers excellent potential to be substantially extended
- Outside the front gardens provide parking facilities for several vehicles, with space to build a garage if required
- Well maintained and good size rear gardens incorporating sandstone patio leading to extensive lawn - the whole enclosed by fencing









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

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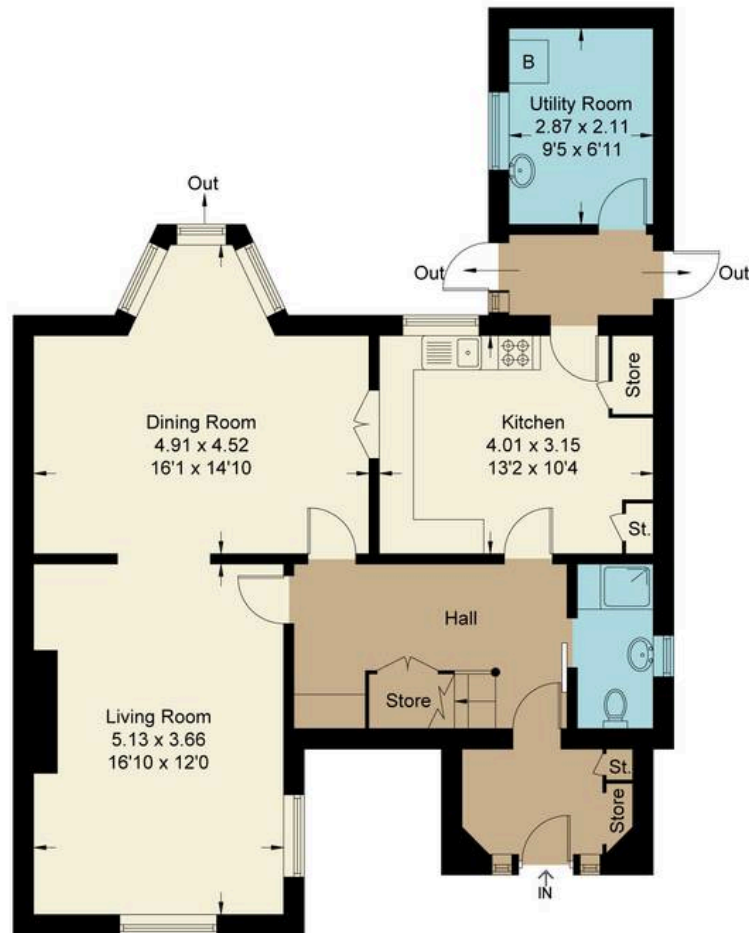
Introducing the Hodsons team...
...trust in our experience!



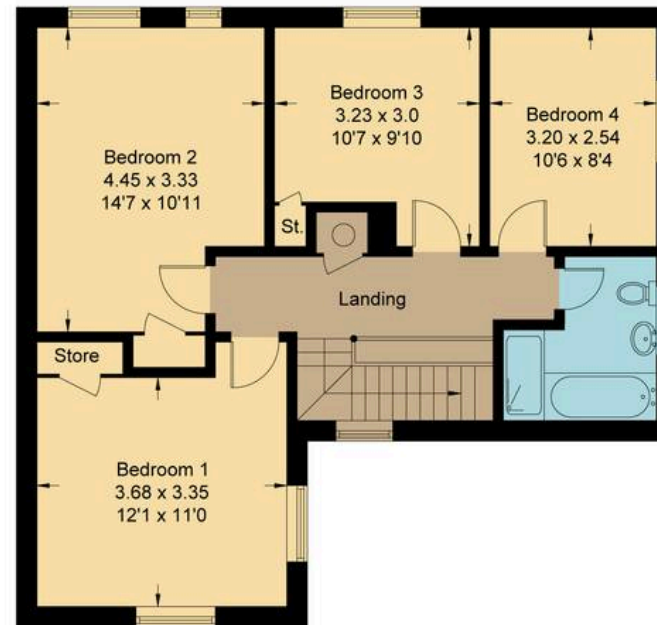
52 Sellwood Road OX14

Approximate Gross Internal Area = 140.30 sq m / 1510 sq ft

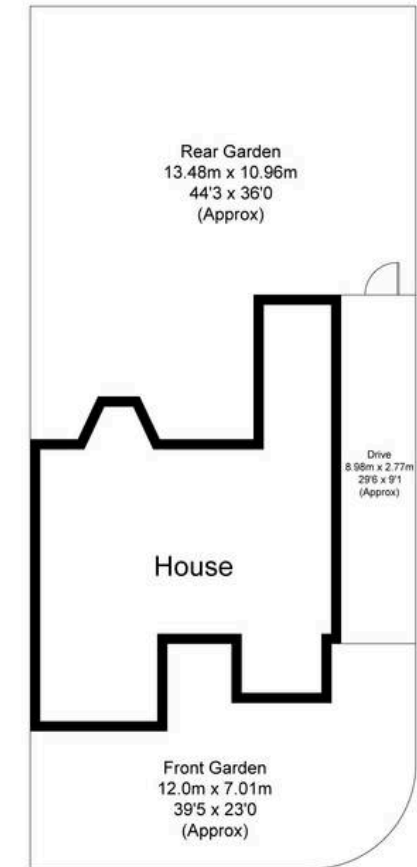
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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