



35 Watson Crescent, Wootton OX13 6DS

35 Watson Crescent

Good size southerly facing corner plot gardens and detached garage feature with this spacious three-bedroom end of terrace family home, well situated in an end of cul-de-sac location within the heart of this very popular village, sold with no ongoing chain and vacant possession

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: 2

Council Tax band: C

Tenure: Freehold

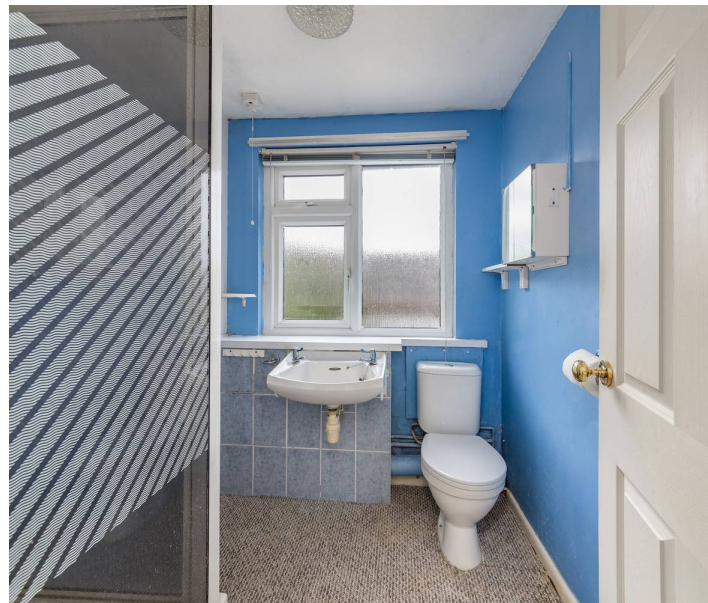
EPC Energy Efficiency Rating: D





Key Features

- Inviting entrance hall leading to ground floor cloakroom/utility room
- Separate front living room and open plan kitchen/dining room
- Spacious double glazed conservatory overlooking the rear gardens
- Three first floor bedrooms (including two double bedrooms with built in wardrobe cupboards) complemented by family shower room with white suite
- Mains gas radiator central heating, PVCu double glazed windows and the property is sold with no on-going chain
- Front gardens which include driveway parking facilities for several vehicles leading to detached garage
- Good size corner plot southerly facing rear gardens, predominantly laid to lawn, and offers excellent potential to substantially extend the property to both the side and rear





Watson Crescent, OX13

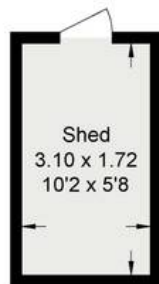
Approximate Gross Internal Area = 102.30 sq m / 1101 sq ft

Garage = 12.20 sq m / 131 sq ft

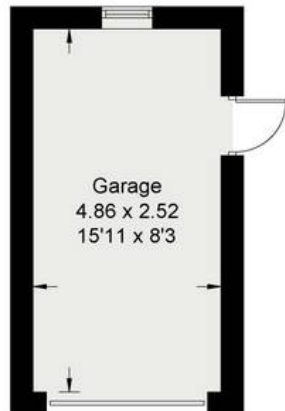
Shed = 5.30 sq m / 57 sq ft

Total = 119.80 sq m / 1289 sq ft

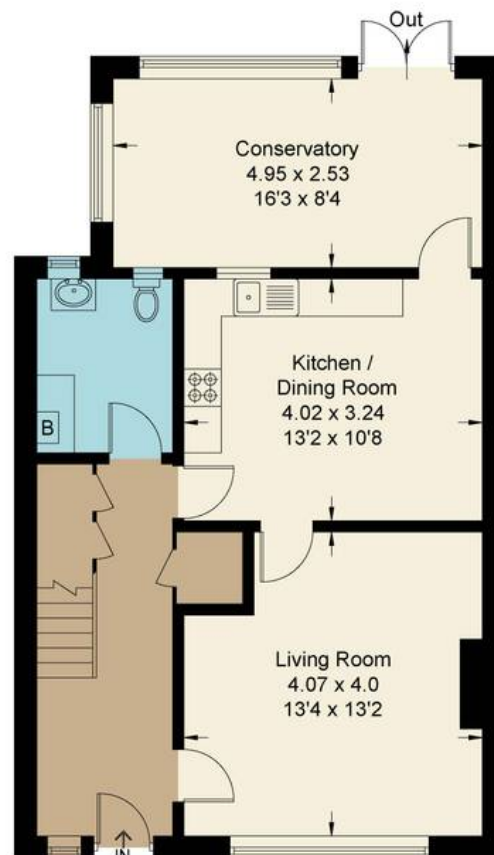
For identification only - Not to scale



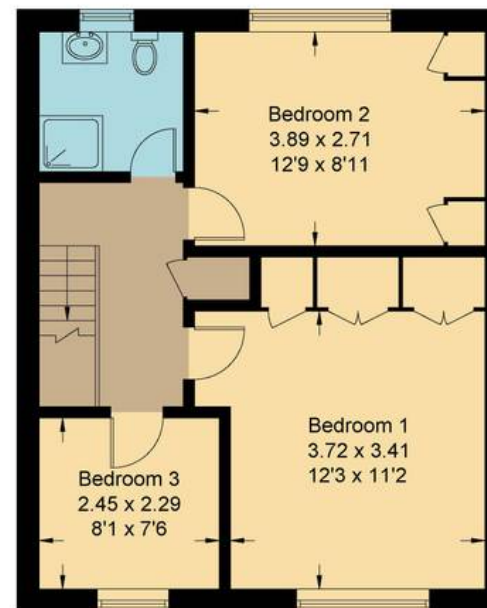
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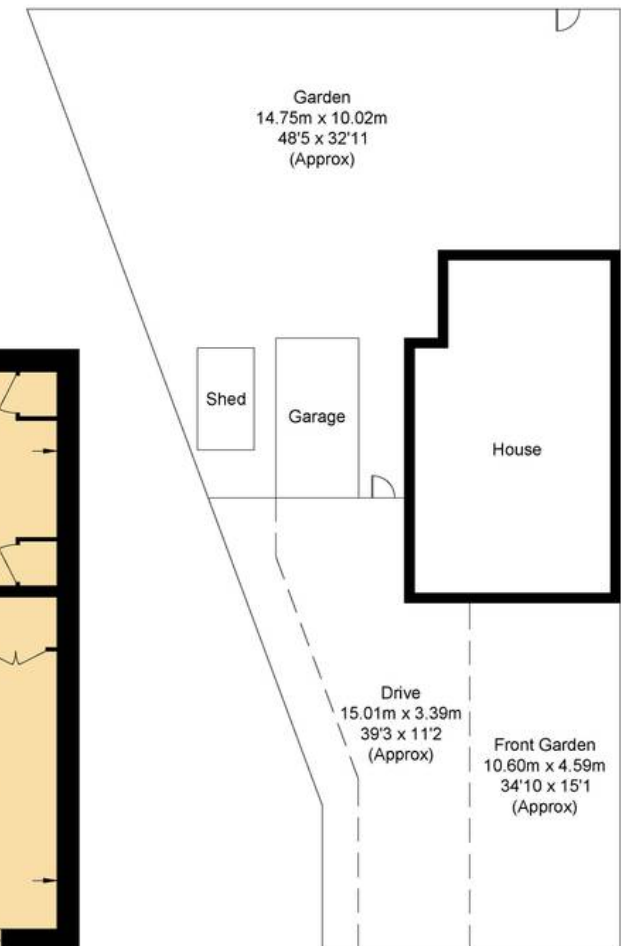
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Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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