



9 Hanson Road, Abingdon OX14 1YL

9 Hanson Road

Superbly presented four-bedroom detached family home offering many features including landscaped southerly facing rear gardens.

9 Hanson Road is located in a desirable North Abingdon cul-de-sac surrounded by similar detached family homes providing a very pleasant overall setting and offers easy pedestrian access to many nearby amenities including the sought after Long Furlong and Dunmore primary schools and, for older children, the Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations, and useful distances include Oxford City (circa. 8miles) and Didcot Town (circa 7 miles) with it's mainline railway station to London Paddington.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance all leading to ground floor cloakroom
- Large separate front living room with an attractive fireplace
- Spacious separate study/family room with double doors to gardens
- Impressive open plan kitchen/dining room benefitting from underfloor heating, offering an excellent selection of floor and wall units complemented by several built in electrical appliances complemented by space for large cooker and separate utility room
- Delightful main double bedroom with bay window, built-in wardrobe cupboards and fully tiled en-suite shower room with contemporary white suite
- Three spacious bedrooms (two with built-in wardrobe cupboards) complemented by stylishly refitted fully tiled family bathroom with contemporary white suite and underfloor heating
- Gas radiator central heating, PVCu double glazed windows and many rooms benefit from LED down lighting
- Outside the front gardens provide hard standing parking facilities leading to smaller garage incorporating separate boiler room and useful storage area combined with electronically operated roller up and over door
- Attractive and good size southerly facing landscaped rear gardens incorporating patio with steps rising to central lawn surrounded by well stocked raised flower and shrub borders, large detached wooden garden store and gate providing side access - the whole enclosed by fencing. There is also excellent potential to extend the existing accommodation to both the side and rear.









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IN ABINGDON



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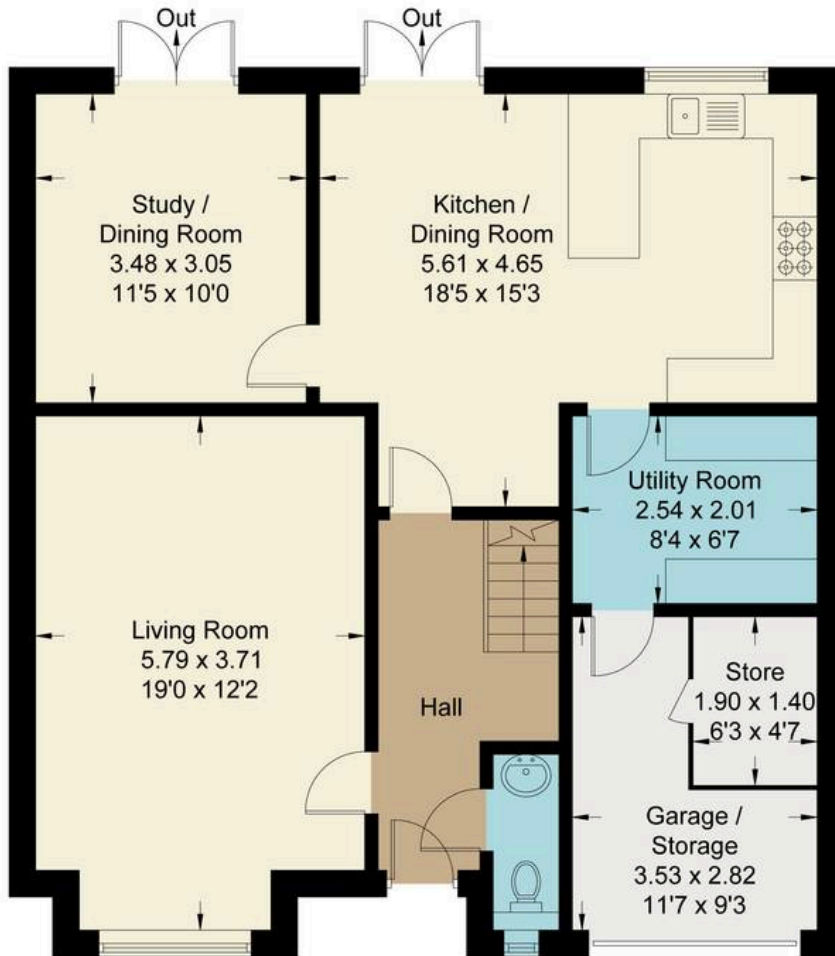
Hanson Road, OX14

Approximate Gross Internal Area = 123.30 sq m / 1327 sq ft

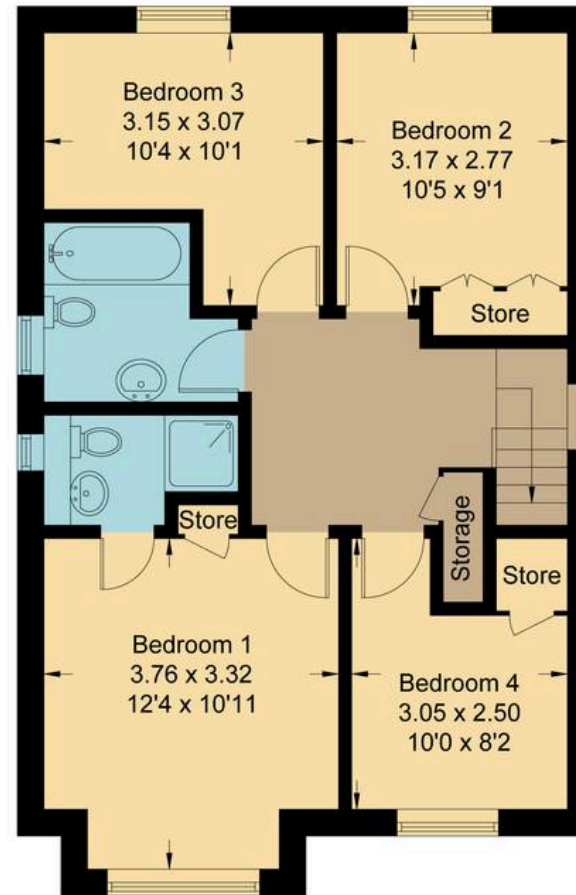
Garage = 9.70 sq m / 104 sq ft

Total = 133.0 sq m / 1431 sq ft

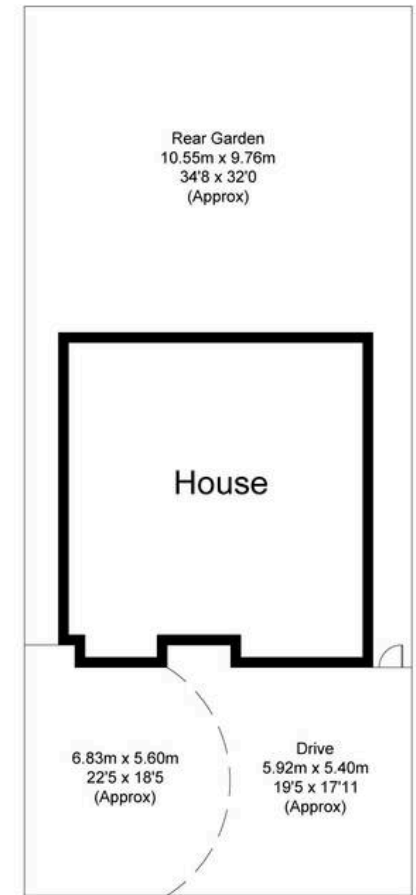
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Ground Floor



First Floor



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