



48 Curtis Avenue, Abingdon OX14 3UL



## 48 Curtis Avenue

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Extended three-bedroom link detached family home offered to the market in good order throughout, well located at the end of a no-through road within a short walk of the thriving Abingdon Town centre.

Curtis Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, delightful walks along the river Thames, Abingdon town centre with its wide range of facilities including close proximity to Waitrose supermarket, The Abbey Meadows playground and outdoor pool and the much sought after Thomas Reade primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations both north and south.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: D







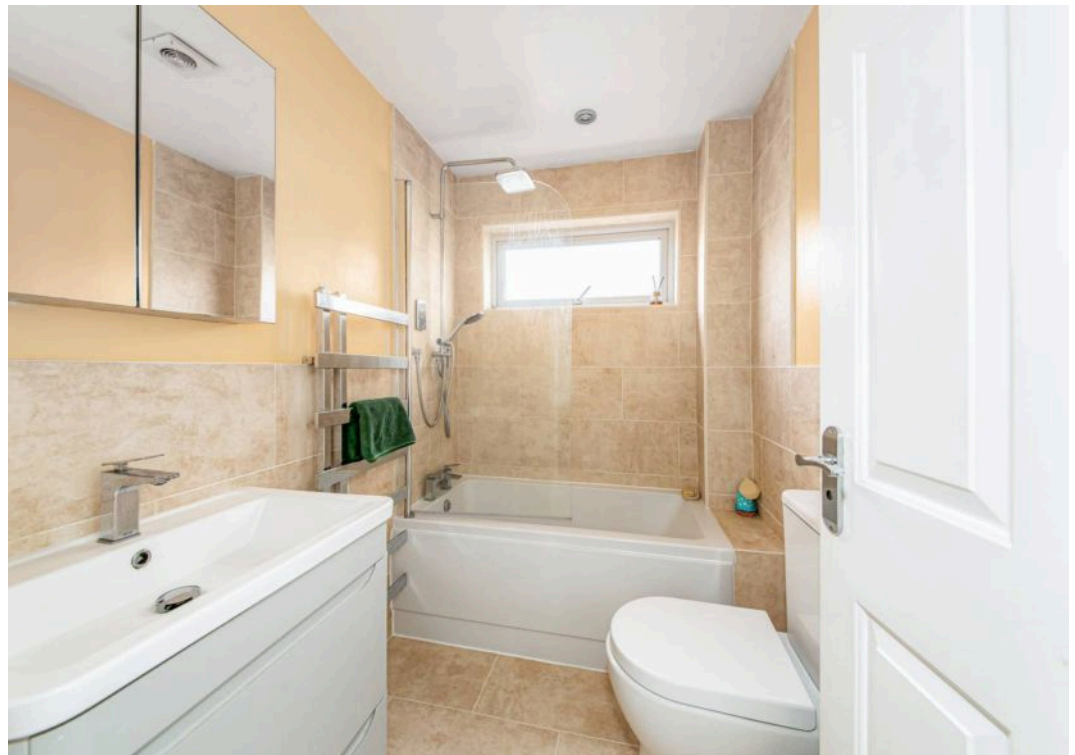
## Key Features

- Entrance hall with stairs rising to the first floor
- Attractive bay fronted living room which in turn leads through into the kitchen
- Stunning, extended kitchen/dining room featuring a re-fitted kitchen open plan to wonderfully light and generous dining space with large roof lantern and French doors onto the mature rear gardens
- A door from the dining room leads through to the extended utility room with personal door into the single garage and additional door leading out to the gardens.
- Ground floor WC
- To the first floor are three well proportioned bedrooms serviced by a re-fitted family bathroom with white suite inclusive of rainfall shower over bath and heated towel rail
- Externally the property benefits from driveway parking, mature front garden and path leading to the front door
- Mature rear garden offering excellent degrees of privacy
- Single garage with light and power

















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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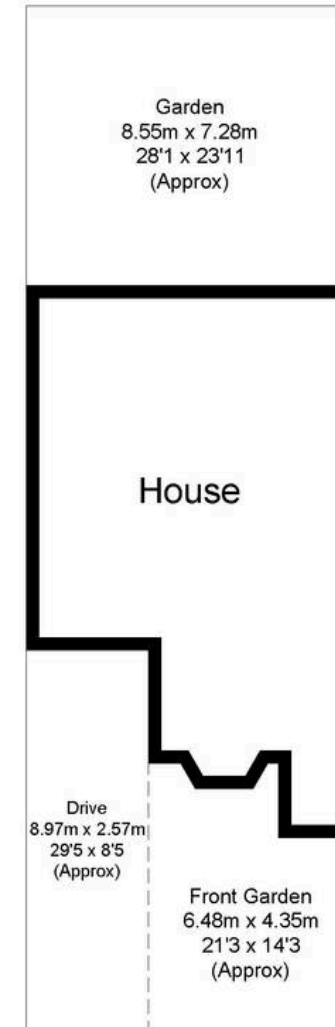
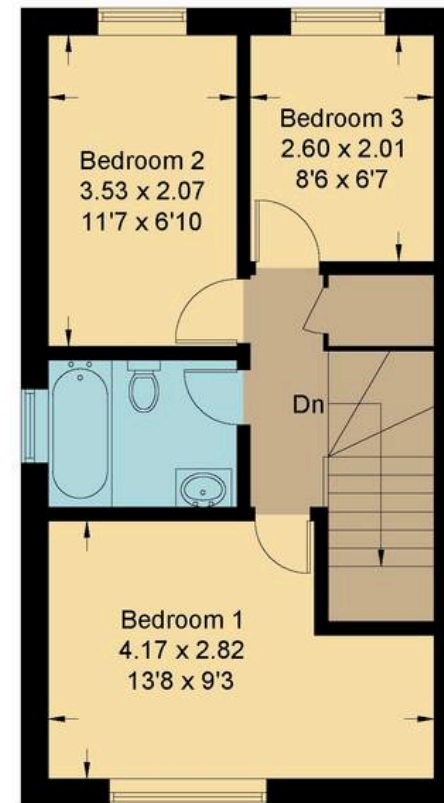
# Curtis Avenue, OX14

Approximate Gross Internal Area = 89.80 sq m / 966 sq ft

Garage = 13.80 sq m / 148 sq ft

Total = 103.60 sq m / 1114 sq ft

For identification only - Not to scale



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