

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



**1 Hazeldene Close
Eynsham, Oxfordshire**

Guide Price £599,950



1 Hazeldene Close, Eynsham, Oxfordshire, OX29 4AD

Guide Price £599,950

Freehold

A well situated detached house with 4 Bedrooms on the very edge of this well planned modern development with nearby footpath access to the old village centre. The property has been well maintained and is presented in good decorative condition. Particular benefits include a conservatory/sun room addition, an enclosed south-facing garden, a garage with roof storage and access from the garden, solar panels for hot water heating, and gas central heating. The accommodation comprises hall, sitting room, conservatory/sun room, cloakroom, an open plan kitchen/diner with integrated appliances, utility area, 4 bedrooms (main en-suite) and a shower room with walk-in shower. The development lies on the eastern edge of the village within walking distance of the old village centre via a nearby footpath and close to the A40, and B4044 Oxford Road to West Oxford and the ring road.



THE ACCOMMODATION

Hall

Staircase to first floor, understairs storage.

Cloakroom

WC, pedestal basin, part-tiled.

Sitting Room

Windows on two sides, glazed doors to:-

Conservatory/Sun Room

French doors to the rear garden, solid walls and PVCu framed glazed roof.

Family Kitchen/Diner

Range of gloss cream base and wall units with worktop and tiled splashbacks, single drainer 1.25 bowl sink, integrated fridge/freezer, electric double oven, gas hob and dishwasher (appliances not tested). Tiled floor to Kitchen area, windows on two sides.

Utility Area

Cupboard housing gas fired boiler, plumbing for washing machine, part-glazed door to drive.

On the first floor

Landing

Access to roof space, cupboard housing hot water cylinder.

Bedroom 1

Window to side (garden).

En-Suite Shower

Tiled cubicle, WC, pedestal basin, part-tiled walls, tiled floor.

Bedroom 2

Window to side overlooking 'Green' area.

Bedroom 3

Window to front.

Bedroom 4

Window to front.

Shower Room

Walk-in shower cubicle, WC, wash basin in vanity unit, tiled floor, part-tiled walls, window to front.

OUTSIDE

Single Garage

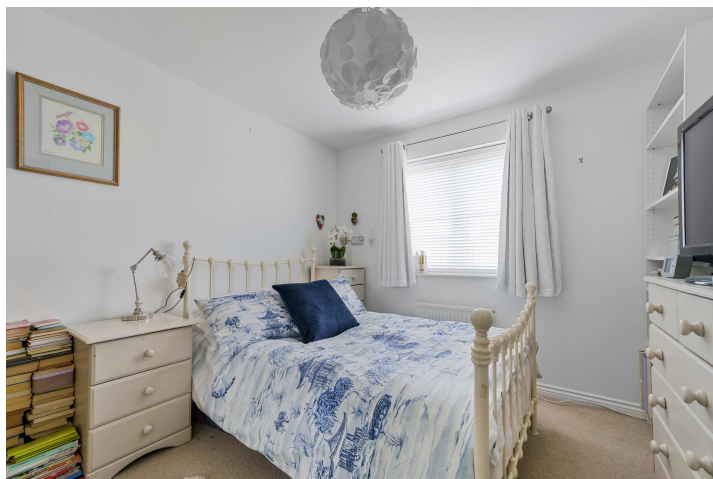
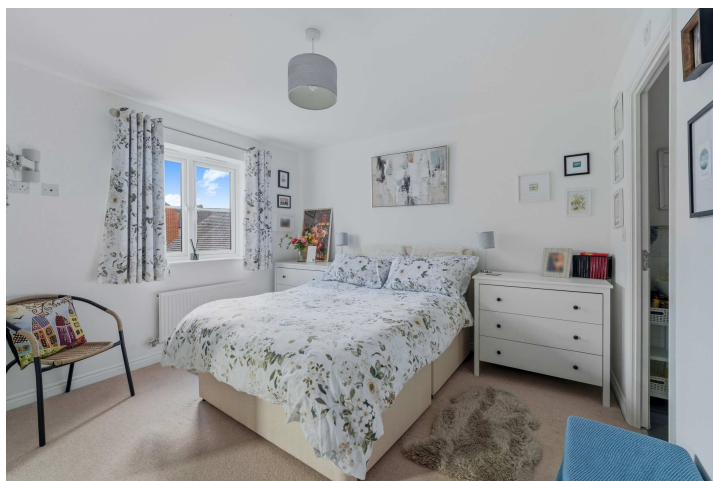
Up and over door, personal door to rear garden, roof storage, electric light and power.

The Garden

Block-paved driveway parking for two cars. Open plan garden to front and side, laid to lawn, shrub/flower border. Gated access to the enclosed side garden, enjoying a southerly aspect. This is walled on two sides, and has a patio, lawn, timber-edged beds, a timber shed and summerhouse. Outside tap and electric sockets.

COUNCIL TAX

West Oxfordshire District Council - Band E.

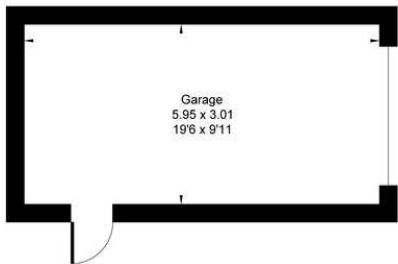




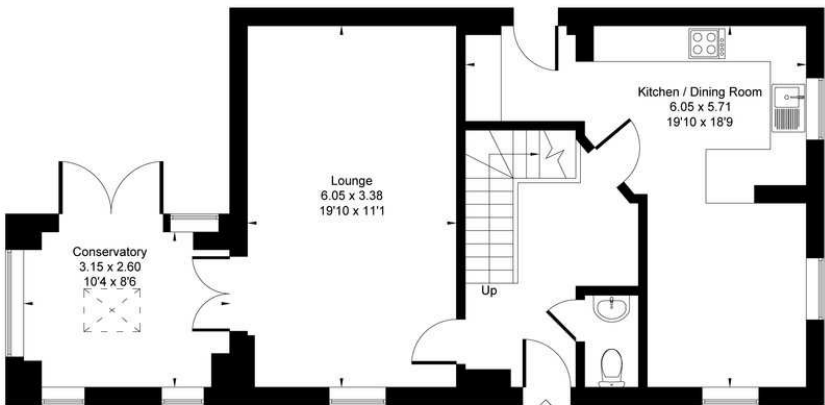
- * 4 Bedrooms (Master En-Suite)
- * Sitting Room
- * Open plan Kitchen/Diner
- * Conservatory/Sun Room
- * Enclosed south facing garden
- * Garage/parking
- * Good decorative order
- * Walking distance to village centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

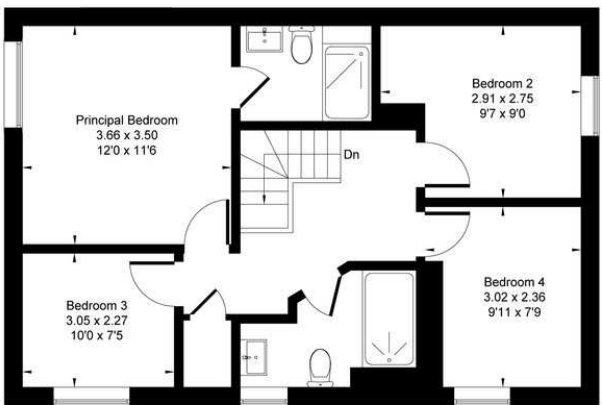
1 Hazeldene Close, Eynsham, Oxfordshire, OX29 4AD
 Approximate Gross Internal Area
 Main House = 123.01 sq.m / 1324 sq.ft
 Garage = 17.91 sq.m / 193 sq.ft
Total = 140.92 sq.m / 1517 sq.ft



Garage



Ground Floor



First Floor

Illustration for identification purpose only, measurements approximate and not to scale.