



10 The Hawthorns, Sutton Courtenay

Abingdon

Guide Price £335,000





## 10 The Hawthorns

### Sutton Courtenay, Abingdon

Nestled in the peaceful village of Sutton Courtenay, South Oxfordshire, this charming two-bedroom home offers the perfect balance of comfort, style, and convenience. With the added advantage of a flexible onward chain, it's an ideal choice for buyers looking to move swiftly.

Upon entering, an entrance hall welcomes you, leading to a cosy and spacious living room to the front of the property, complete with understair storage. The fantastic layout seamlessly flows into an open plan kitchen dining room at the rear, designed for both family living and entertaining. French doors open to reveal the landscaped rear garden, a vibrant alfresco entertaining space that feels like a natural extension of the property. The garden, with its south-west facing orientation, is bathed in sunlight throughout the afternoon and evening, enhancing its mature colourful features, raised beds, and two patios for effortless outdoor relaxation.

Ascending to the first floor, two double bedrooms await, boasting ample built-in storage. The master bedroom benefits from an en-suite shower room, while a family bathroom with a shower-over bath serves the second bedroom.

Adding to the allure of this property are two allocated driveway parking spaces, ensuring convenience for residents. Situated in a quiet close within a popular development, residents can enjoy peaceful walks and lush green spaces in every direction.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: B**

**EPC Environmental Impact Rating: B**









## Approximate Gross Internal Area 735 sq ft - 68 sq m

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 356 sq ft – 33 sq m

