



45 Virginia Way, Abingdon OX14 5QL



## 45 Virginia Way

Impressive three-bedroom detached family home well situated towards the edge of this very popular development offering many features including a superbly appointed kitchen, spacious open plan living room/dining room and a delightful double glazed conservatory, providing attractive views over the larger than average mature south facing rear garden which leads on to a delightful open aspect.

Virginia Way is well-situated towards the edge of this established development backing directly onto attractive open countryside and offers easy pedestrian access to many nearby shops and schooling. There is a quick route onto the A34 leading to many important destinations North and South. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) with a wide range of facilities.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Key Features

- Entrance hall leading to superbly appointed kitchen fitted with an excellent range of floor and wall units, complemented by granite work surfaces and a selection of integrated appliances
- Spacious open plan living room/dining room with double doors opening into a generous double glazed conservatory providing attractive views over the large rear gardens
- Three generous first floor double bedrooms, all served by a well appointed family bathroom fitted with modern white suite
- Mains gas radiator central heating, PVC double glazed windows and the added advantage of being offered for sale with no onward chain
- Front gardens providing ample off road parking facilities leading to the garage which benefits from an electronically operated roller door
- Mature, larger than average south facing rear gardens incorporating patio, extensive lawn and a variety of mature trees and shrubs, all enjoying a delightful open aspect beyond



# Virginia Way, OX14

Approximate Gross Internal Area = 88.20 sq m / 949 sq ft

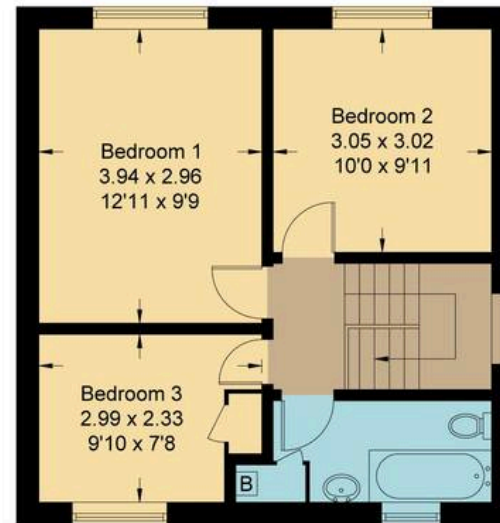
Garage = 12.30 sq m / 132 sq ft

Total = 100.50 sq m / 1081 sq ft

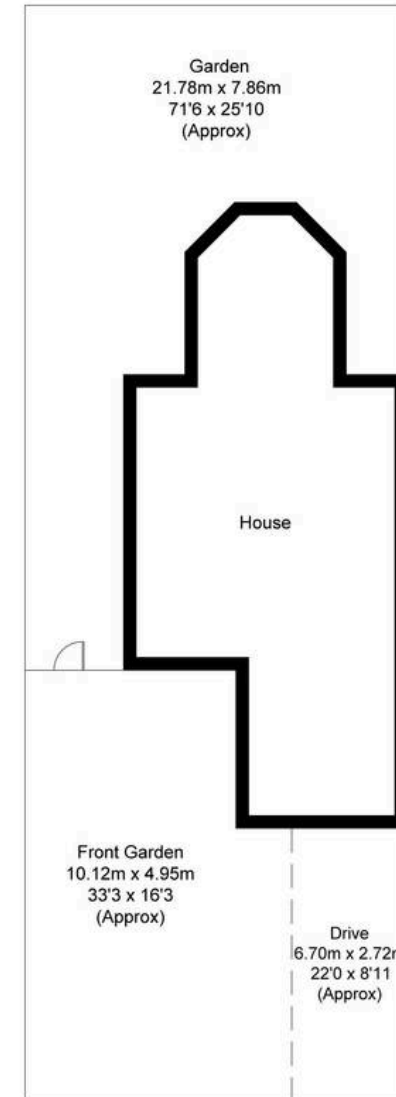
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**Ground Floor**



**First Floor**



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