



30 Sherwood Avenue, Abingdon OX14 3NL

30 Sherwood Avenue

Wonderfully positioned fronting an open green, a spacious and impeccably presented three-bedroom family home within a short walk to the town centre, having been refurbished by the current owners to provide an exceptional family home.

30 Sherwood Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, Abingdon town centre with its wide range of amenities 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 north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 3 Bathrooms: 1 Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

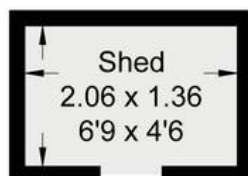




Key Features

- Entrance porch with ample space for shoe and coat storage
- Generous entrance hall featuring a bespoke staircase and balustrade complemented by under stair storage
- Separate ground floor WC
- Contemporary re-fitted kitchen/dining room to the front aspect enjoying views over the green, complete with integral appliances, tiled floor and ample room for dining
- Wonderfully light living room with large window and glazed door opening out onto the gardens
- To the first floor are three well proportioned bedrooms, two of which are generous doubles all serviced by a re-fitted fully tiled family bathroom with white suite and rainfall showerhead
- Generous South facing rear garden with gated access and out building storage.
- Unrestricted on street parking is available for the property





(Not Shown In Actual
Location / Orientation)

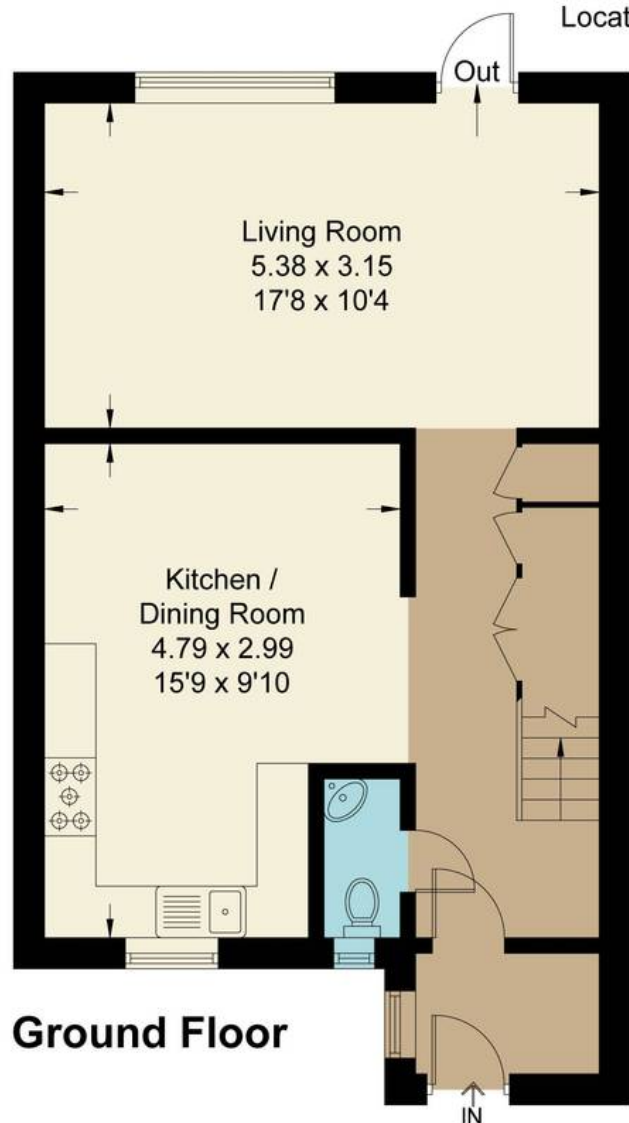
Sherwood Avenue, OX14

Approximate Gross Internal Area = 89.40 sq m / 962 sq ft

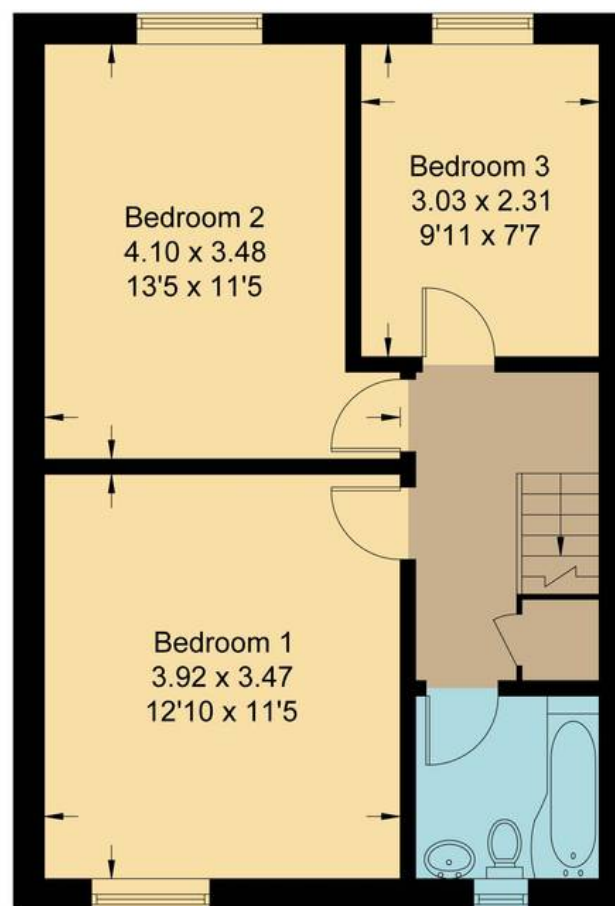
Shed = 2.80 sq m / 30 sq ft

Total = 92.20 sq m / 992 sq ft

For identification only - Not to scale



Ground Floor



First Floor



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