



30 Medlicott Drive, Abingdon OX14 5PS

30 Medlicott Drive

Larger design of four-bedroom detached family home offering well balanced and flexible accommodation within this popular location complemented by corner plot gardens.

The property is well-situated within this popular development and offers easy access to nearby amenities including excellent schooling and the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Bedrooms: 4

Bathrooms: 1

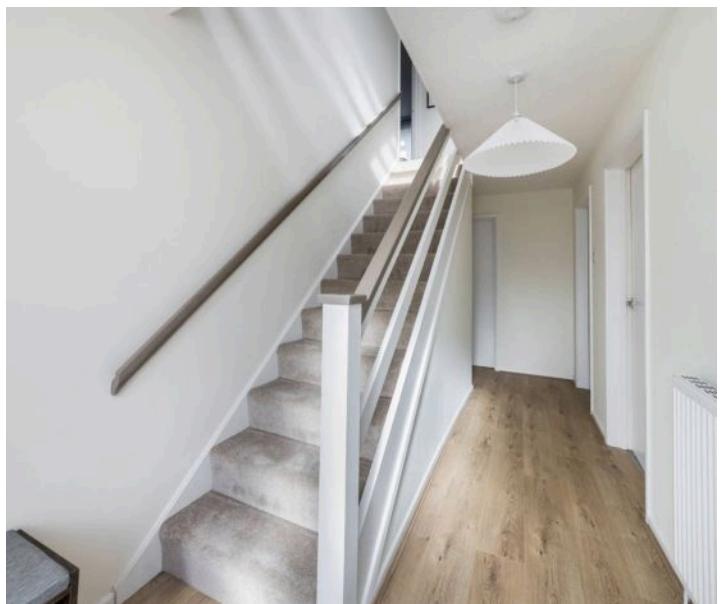
Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Spacious and welcoming entrance hall leading to a cloakroom and versatile front reception room, ideal for use as a family room or home study
- Oak fitted kitchen complemented by separate utility room
- Impressive 25' living room opening into the dining area with double doors providing direct access to the rear gardens
- Excellent potential to further enhance the living space, the kitchen could easily be opened into the living/dining area to create a superb open plan lifestyle room, ideal for entertaining
- Four well proportioned first floor bedrooms, one of which offers the potential to create en-suite
- Family bathroom fitted with modern white suite
- Improvements include a complete electrical rewire and the installation of a highly efficient air source heat pump, resulting in dramatically reduced heating costs
- Double glazed windows and mains gas radiator central heating
- The property occupies a larger than average corner plot which provides significant scope for extension, subject to the necessary consents
- Outside there is a particularly generous detached garage, larger than average for the area, which is approached by block paved hard standing parking facilities to the rear









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER
ESTATE AGENT
IN ABINGDON



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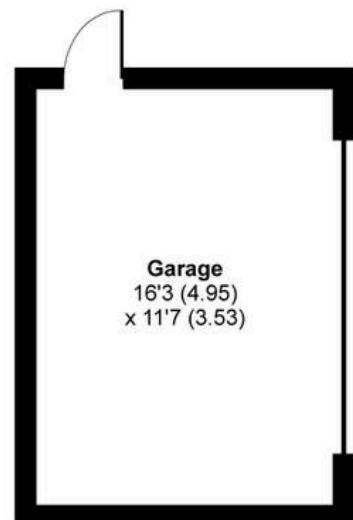
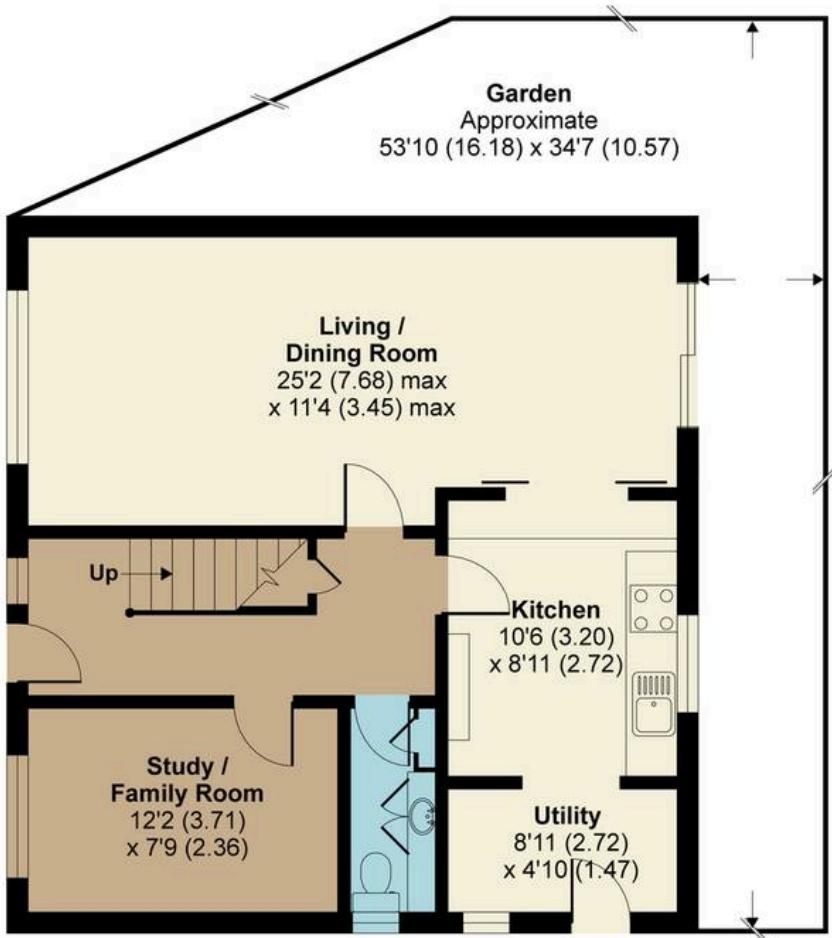
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Approximate Area = 1354 sq ft / 125.7 sq m

Garage = 191 sq ft / 17.74 sq m

Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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