



61 Norman Avenue, Abingdon OX14 2HL

61 Norman Avenue

Spacious four-bedroom detached family home situated within one of Abingdon's premier locations, offering extended and significantly improved accommodation, sold with no ongoing chain.

Norman Avenue is a most attractive tree-lined location comprising of predominantly substantial detached family homes with large gardens providing a very pleasant overall non-estate setting which has led to its reputation as one of Abingdon's premier destinations. There is easy pedestrian access to many nearby amenities including excellent private/state schooling, sporting facilities and Abingdon town centre with its many facilities. There is a quick route to the Oxford ring road providing easy vehicular access to many important routes proceeding both north and south. Useful distances include Abingdon town centre (circa. 1.2 miles), Oxford city (circa. 6 miles) and Didcot town (circa. 8 miles) with its mainline railway station to London Paddington (approximately 45 minutes).

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: F Tenure: Freehold EPC: C





Features

- Inviting entrance hall leading to cloakroom, spacious and very flexible front dinning room/family room with large bay window
- Light and airy double aspect living room, benefitting from recessed LED lighting and internal double doors leading to the dinning/family room
- Well equipped kitchen/breakfast room offering an excellent selection of floor and wall units complemented by several built-in appliances and stylish Corian work surfaces over with recessed LED lighting over, hard tile flooring and double doors to gardens and spacious separate utility room
- Master bedroom benefitting from built-in double wardrobe cupboards and en-suite facilities
- Three further spacious bedrooms (including two good sized double bedrooms) all served by a family bathroom fitted with contemporary white suite
- uPVC double glazed windows, mains gas radiator central heating and highly efficient solar panels producing dramatically reduced electricity bills with a separate annual income, sold with no on-going chain
- Generous front gardens providing hard standing parking facilities leading to the integral garage
- Good sized mature south-west facing rear gardens featuring patio and ornamental gravelled areas, surrounded by well stocked flower and shrub borders. To the rear lies a productive cultivation area with raised beds and several timber garden outbuildings











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IN ABINGDON



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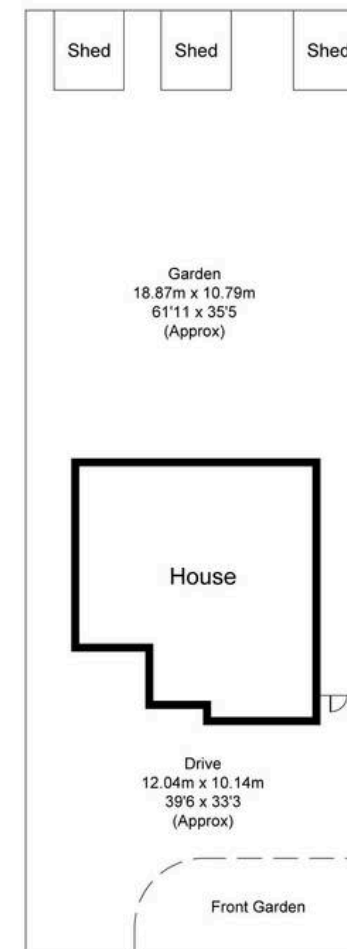
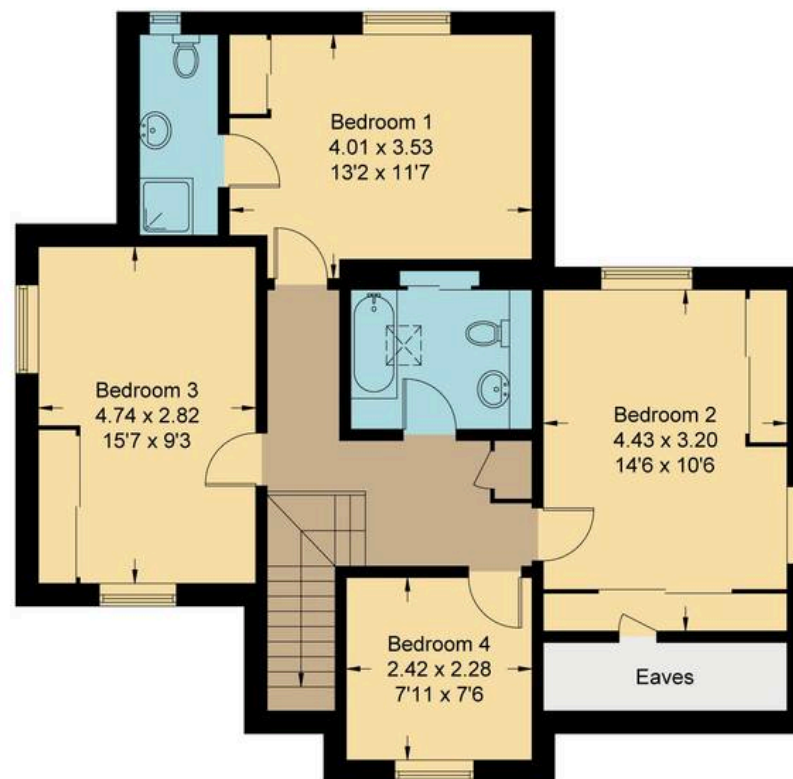
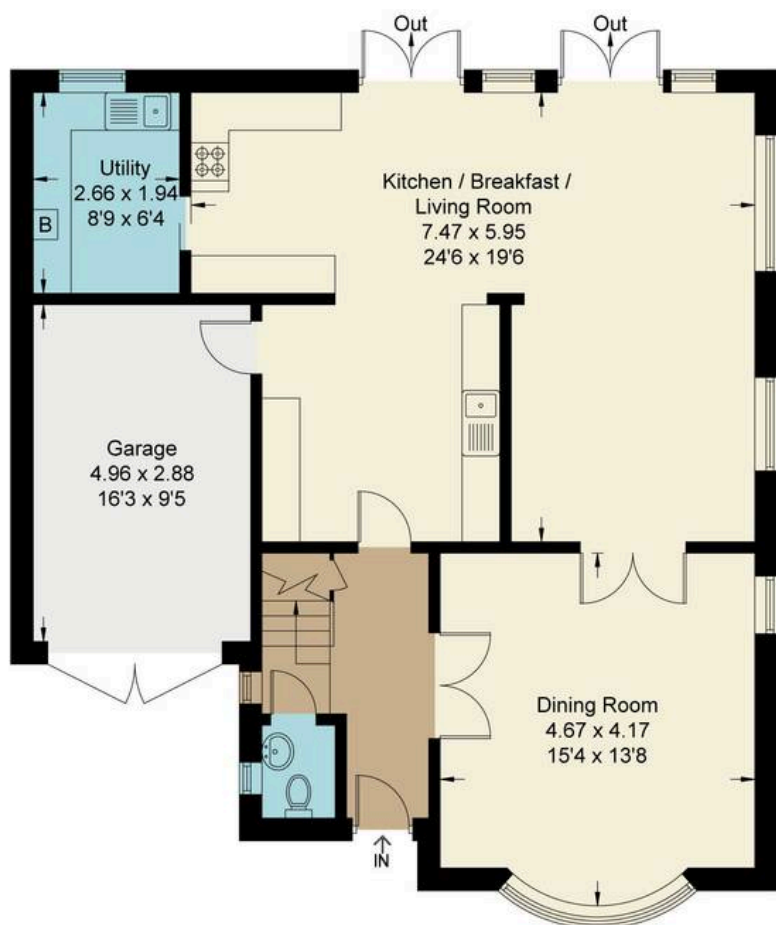
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Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft

Garage = 14.30 sq m / 154 sq ft

Total = 155.30 sq m / 1672 sq ft

For identification only - Not to scale



Ground Floor

First Floor

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