



14 Kennet Road, Abingdon OX14 3ST



# 14 Kennet Road

A superbly presented link detached family home in this highly sought after North Abingdon residential development. Offering spacious and light accommodation complete with ground floor WC separate utility room and wonderfully mature rear gardens.

Kennet Road is situated within the sought after North Abingdon Radley Green development and offers easy pedestrian access to many nearby amenities including Rush Common primary school and Fitzharrys secondary school. The A34 is a short drive leading to many important destinations north and south including Oxford city (circa. 6 miles). For railway commuters there is Radley railway station (circa. 1 mile) and Didcot (circa. 8 miles) offers a mainline railway station to London Paddington in approximately 40 minutes.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Key Features

- Entrance hall with WC off and door leading to the living room
- Spacious and wonderfully light double aspects living room with stairs rising to the first floor and feature fireplace, the living room is semi open plan to the dining room
- Dining room with large picture window overlooking the mature rear gardens, a door leads into the kitchen. This layout has the potential to create a large open plan social kitchen/dining/family room
- Re-fitted kitchen with a window overlooking the garden, space for upright fridge freezer and pantry storage cupboard under stairs. A door leads into a separate utility room
- Separate utility room with space for washing machine and tumble dryer complete with re-fitted Worcester Bosch combination boiler, door leading to the rear garden and further door to the garage
- Three well proportioned bedrooms two of which are good size double bedrooms all serviced by a family bathroom with a white suite inclusive of jacuzzi bath
- Ample block paved driveway parking to the front complemented by EV charging and doors to single garage
- The rear gardens feature a large paved terrace, good expanse of lawn, mature shrubs and trees plus a timber shed - affording excellent degrees of privacy



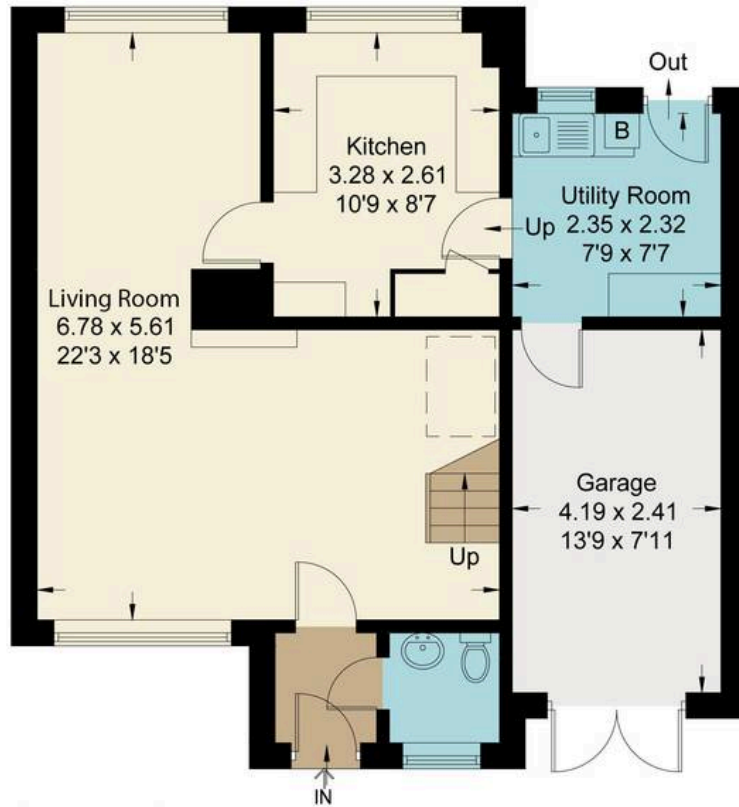
# Kennet Road, OX14

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

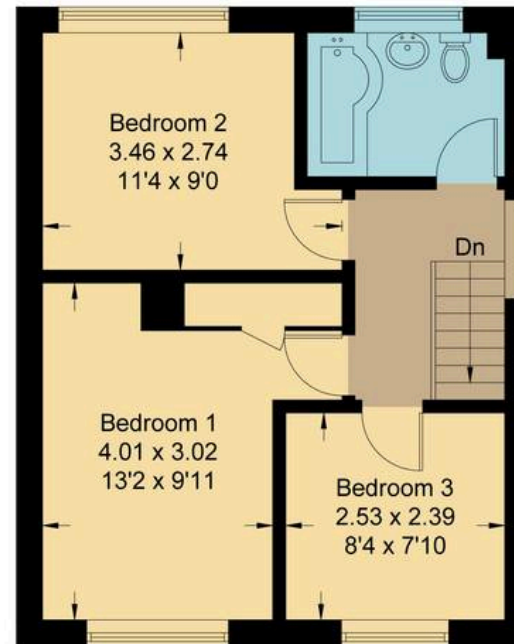
Garage = 10.1 sq m / 109 sq ft

Total = 92.2 sq m / 992 sq ft

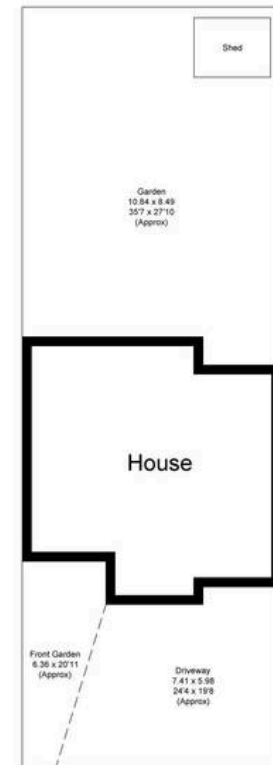
For identification only - Not to scale



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited

**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
www.hodsons.co.uk