



34 Orpwood Way, Abingdon OX14 5PX



34 Orpwood Way

Attractive open countryside views feature with this spacious three-bedroom detached family home offering many features including well equipped kitchen and large open plan living room.

34 Orpwood Way is well-situated in a cul-de-sac position within this popular development, benefiting from a westerly aspect to the rear before leading onto attractive open farmland. There is easy access to nearby amenities including the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations both north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D





Key Features

- Entrance hall leading to useful ground floor cloakroom
- Well equipped kitchen offering an excellent selection of floor and wall units complemented by many integrated electrical appliances
- Impressive double aspect open plan living room through to dining room benefiting from double glazed sliding patio doors leading to the attractive west facing rear gardens
- Spacious first floor master bedroom complemented by an extensive selection of John Lewis wardrobe cupboards
- Two further spacious bedrooms and stylishly refitted family bathroom with contemporary white suite
- Double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities leading to the garage
- Good size and well maintained west facing rear gardens featuring a decked sun terrace leading to lawn and mature flower and shrub borders and garden store - the whole enclosed by trees and fencing
- Excellent potential to extend the existing accommodation









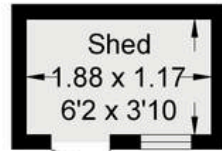
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2024

GOLD WINNER

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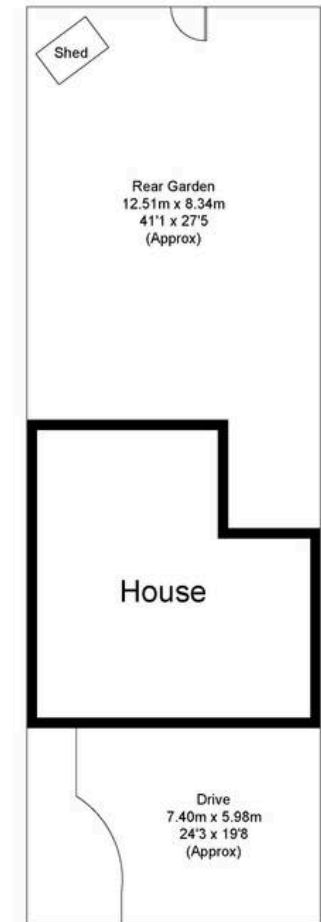
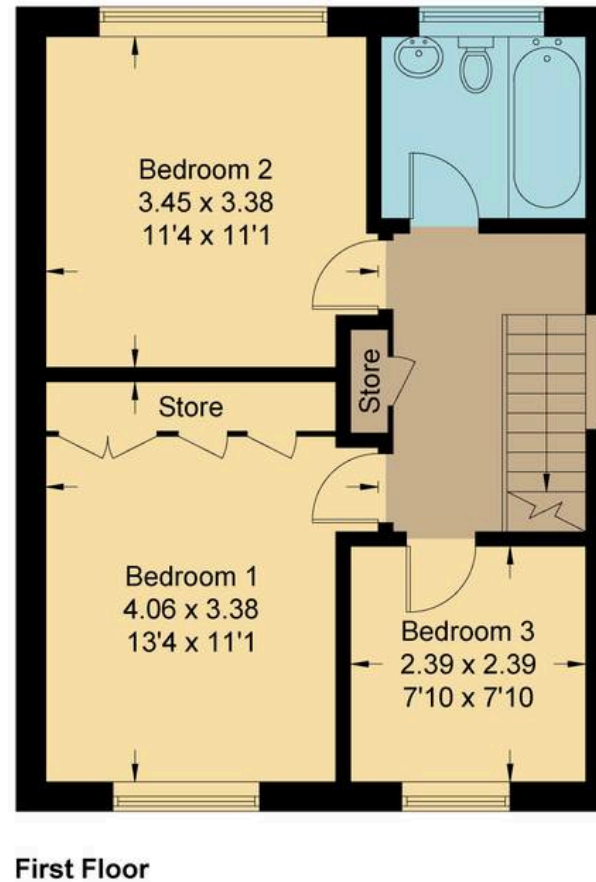
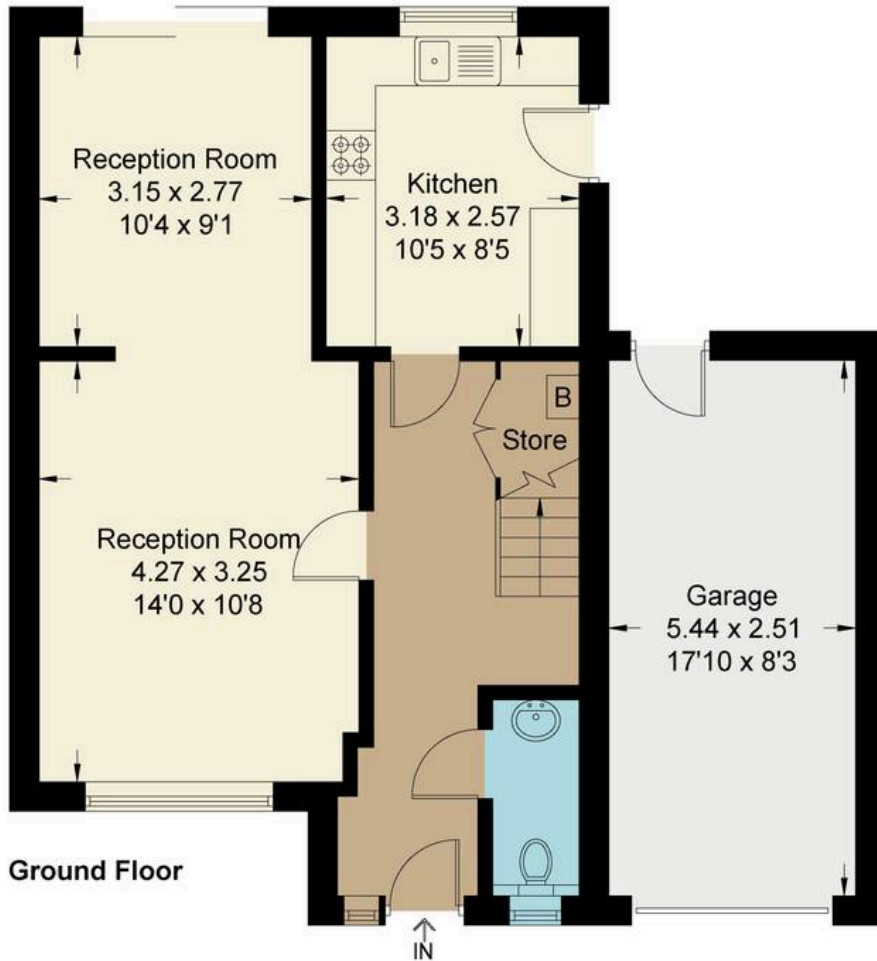
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(Not Shown In Actual Location / Orientation)

Orpwood Way OX14

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
Garage = 13.70 sq m / 147 sq ft
Shed = 2.20 sq m / 24 sq ft
Total = 101.9 sq m / 1097 sq ft
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.
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Sales | Lettings

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