



11 Windrush Way, Abingdon OX14 3SX

# 11 Windrush Way

Much improved and extended three-bedroom semi-detached family home situated in a popular North Abingdon cul-de-sac location close to many nearby amenities including excellent local schooling and transport links, offering many features including delightful front facing living room, impressive refurbished open plan kitchen/dining room and attractive rear gardens.

Windrush Way is a very popular North Abingdon cul-de-sac comprising of only three and four bedroom family homes providing a very pleasant overall setting. There is easy pedestrian access to a wide range of local amenities including the sought after Rush Common primary school and Fitzharrys secondary school. There is a quick vehicular route onto the A34 leading to many important destinations north and south and Radley railway station is only a short drive, ideal for commuters.

Bedrooms: 3

Bathrooms: 1

Reception Room: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

- Entrance hall leading to impressive front facing living room
- Extended and stylishly refitted kitchen with an excellent selection of floor and wall units open plan to dining area with doors leading to the rear garden
- Three first floor bedrooms (including two spacious double bedrooms) all of which benefit from fitted/built in wardrobe cupboards complemented by family bathroom with white suite
- PVCu double glazed windows, mains gas radiator central heating and the property benefits from an efficient solar panel system producing dramatically reduced electricity bills
- Front gardens providing hard standing parking facilities leading to garage
- Attractive landscape rear gardens featuring patio and lawns - the whole enclosed by fencing





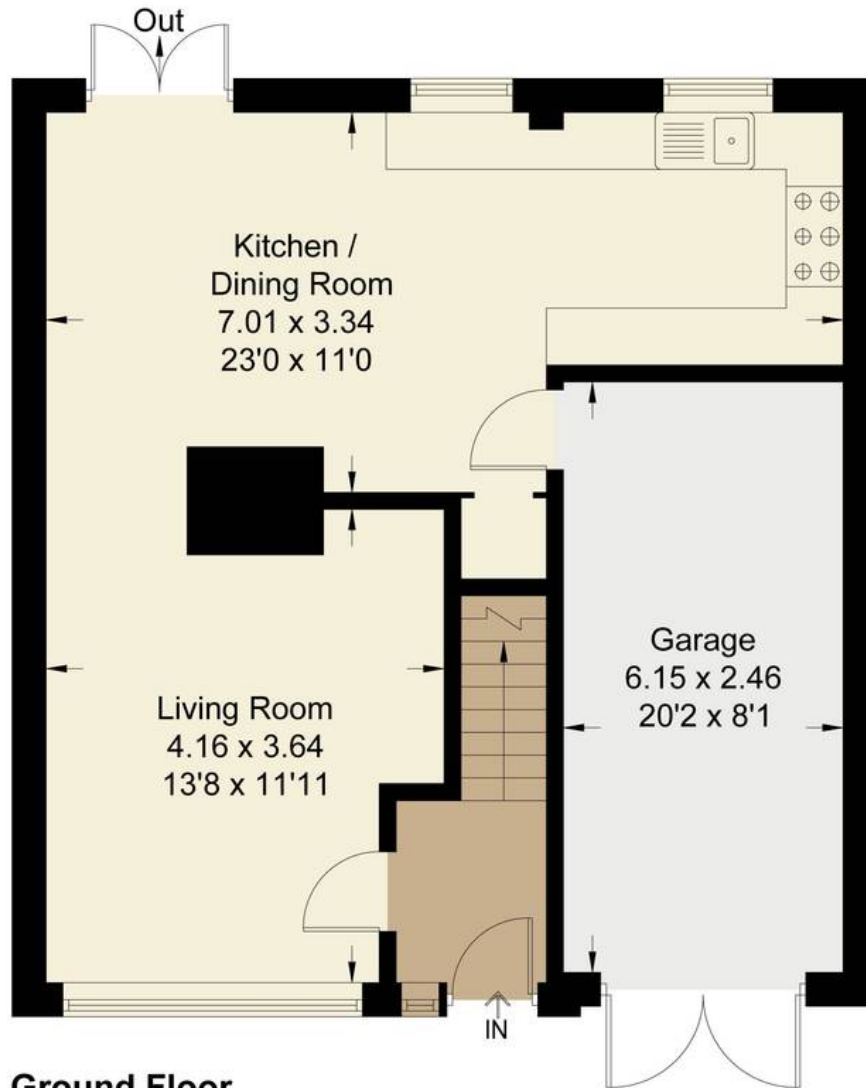
# Windrush Way, OX14

Approximate Gross Internal Area = 73.10 sq m / 787 sq ft

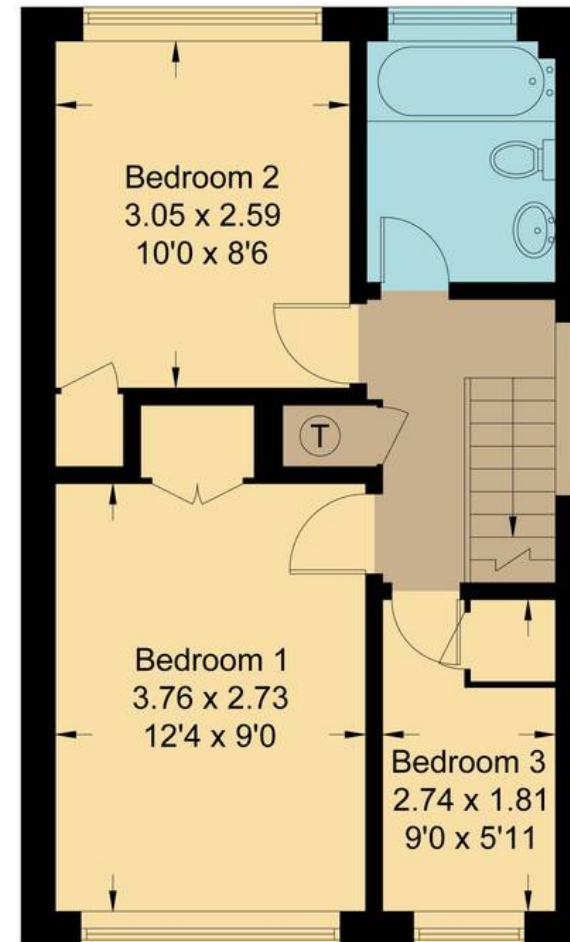
Garage = 12.80 sq m / 138 sq ft

Total = 85.90 sq m / 925 sq ft

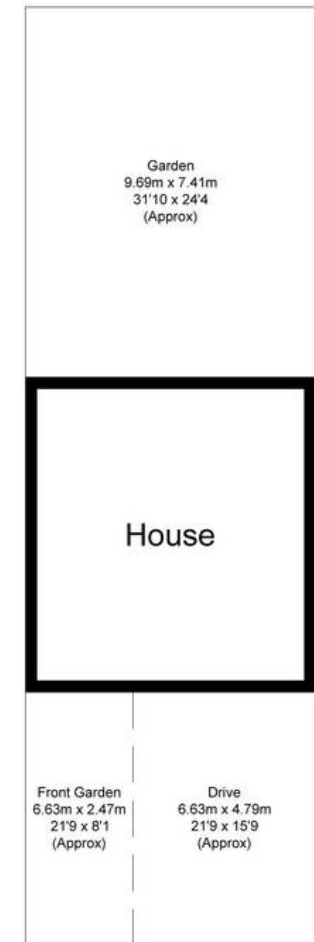
For identification only - Not to scale



Ground Floor



First Floor



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