



63 Sellwood Road, Abingdon OX14 1PF

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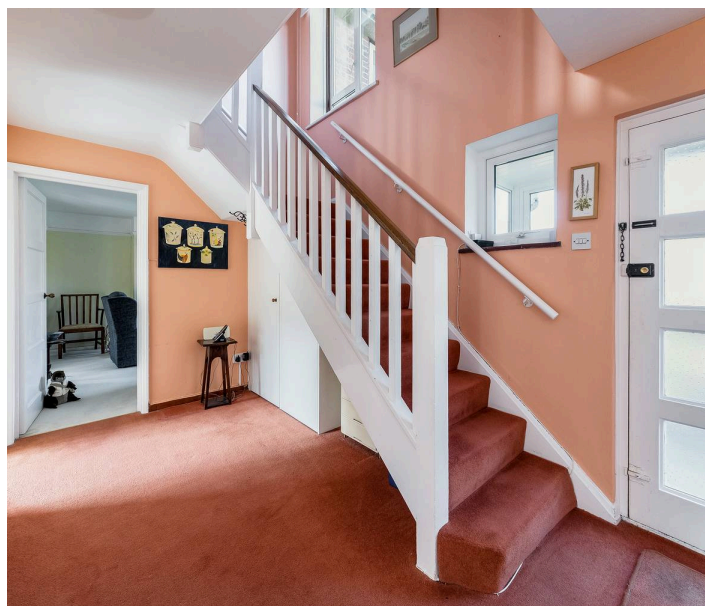
63 Sellwood Road

Situated in a highly sought after North Abington non-estate location, a large and very well presented four-bedroom semi-detached family home complemented by good sized corner plot gardens leading to detached garage and parking facilities approach from the rear, sold with no ongoing chain.

Sellwood Road is a highly sought-after residential address situated in a desirable non-estate setting in North Abington. The area is characterised by a collection of attractive, predominantly older-style three and four-bedroom homes, many of which benefit from generous, mature gardens that create a peaceful and appealing environment. The location is particularly well regarded for its excellent accessibility, with convenient pedestrian routes to a range of nearby amenities, including highly rated primary and secondary schools, making it especially attractive to families. For commuters, the property is ideally positioned with the A34 just a short drive away, offering swift connections to Oxford city centre (approximately 6 miles). Radley railway station is within easy reach (around 2 miles), while Didcot Parkway, approximately 8 miles away, provides fast and frequent mainline services to London Paddington. Overall, Sellwood Road combines the charm of an established residential setting with superb connectivity and local convenience.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: D Tenure: Freehold EPC: C





Key Features

- Inviting entrance hall leading to a refitted wet room/shower room
- Well equipped kitchen offering a good selection of floor and wall units enhanced by a walk-in shelved larder cupboard and quarry hard tile flooring
- Two separate generous reception rooms, including an impressive double aspect living room and spacious separate dining room featuring double doors leading directly onto the rear gardens
- Light and airy landing leading to delightful double aspect principal bedroom with built-in wardrobes
- Three further double bedrooms, two of which also benefit from built-in wardrobe cupboards, complemented by refitted family bathroom with contemporary white suite
- Features include mains gas radiator central heating (fire and efficient condensing gas boiler), double glazed windows and is sold with no ongoing chain
- The property occupies a generous corner plot which to the front is predominantly laid to lawn
- Very large rear gardens incorporating a patio and extensive lawn, all enclosed by mature trees shrubbery and fencing, providing good degrees of privacy
- A detached garage is located to the rear with a hard standing parking space directly in front
- The substantial corner plot offers excellent potential for extending to both the side and rear subject to planning consents, making this an ideal opportunity for those looking to enhance the property









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



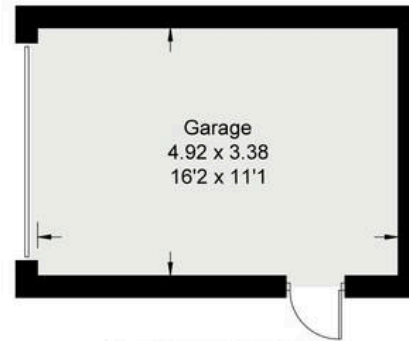
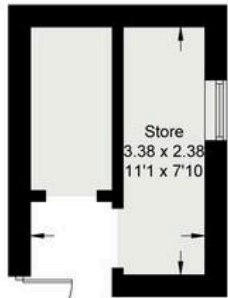
Introducing the Hodsons team...
...trust in our experience!



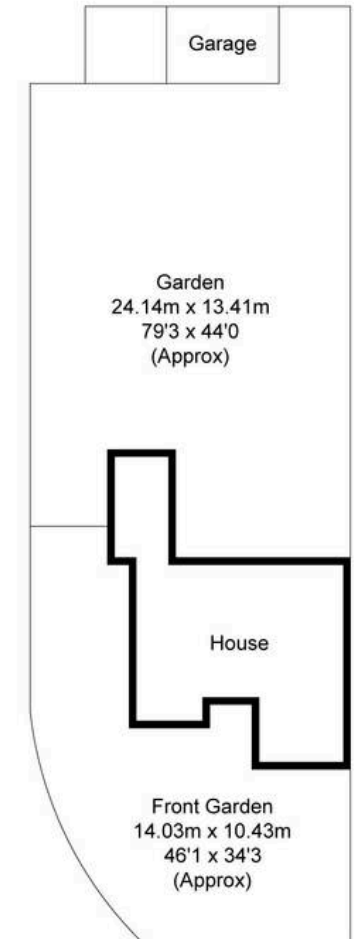
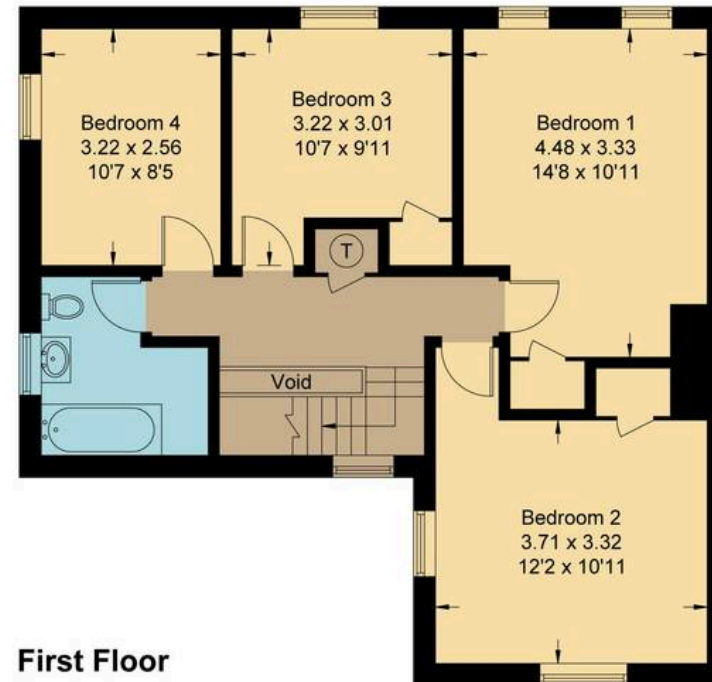


Sellwood Road, OX14

Approximate Gross Internal Area = 130.60 sq m / 1406 sq ft
 Garage = 16.60 sq m / 179 sq ft
 Store = 8.0 sq m / 86 sq ft
 Total = 155.20 sq m / 1671 sq ft
 For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



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