



75 The Avenue, Kennington OX1 5PP

75 The Avenue

Superbly located within this highly desirable and well serviced Oxfordshire village. A spacious, characterful family home with two separate reception rooms, three well proportioned bedrooms and a ground floor WC. The property benefits from generous driveway parking for multiple vehicles and sizable East facing rear gardens.

The Avenue is well-situated within a delightful non-estate location on the edge of this popular village. The property is within a short walking distance of the local primary school, bus stop for Oxford city Centre and Abingdon town. Also within a convenient walking distance are other local amenities including a local shop, post office, library and a GP practice.. As well as stunning walks in Bagley woods, the local protected meadow and the Thames. There is an excellent bus service into Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 is close by for road links to the north and south

Bedrooms: 3 Bathrooms: 1 Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Entrance porch through to a generous entrance hall with stairs rising to the first floor and doors to all principal rooms
- Spacious bay fronted living room to the front aspect
- Separate dining room with double doors opening onto the gardens
- Re-fitted galley style kitchen, which opens into a utility space incorporating ground floor WC and side door
- To the first floor are three bedrooms, two of which are good size doubles, one with modern built in wardrobes
- The master bedroom is of particular note with a large bay window at the front of the house
- Family bathroom with white suite and separate WC
- Sizable East facing mature rear garden with sizable shed. The garden offers good degrees of privacy
- Offering genuine scope to substantially extend and re-model if so required, the neighbouring properties having completed large dormer extensions as well as ground floor single storey extensions



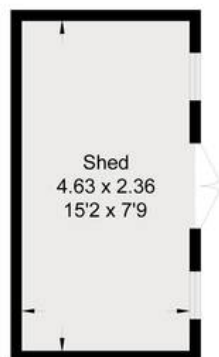
The Avenue, OX1

Approximate Gross Internal Area = 93.50 sq m / 1006 sq ft

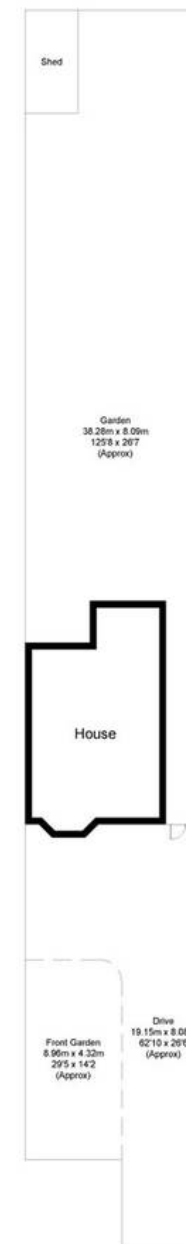
Shed = 10.90 sq m / 117 sq ft

Total = 104.40 sq m / 1123 sq ft

For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



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