



9 Hedgemoad Avenue, Abingdon OX14 2NE



9 Hedgemoad Avenue

Superbly located and rarely available four-bedroom detached family home well positioned on a mature corner plot. Offered to the market with the security of no onward chain.

Hedgemoad Avenue is a very popular North Abingdon location well situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles).

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D

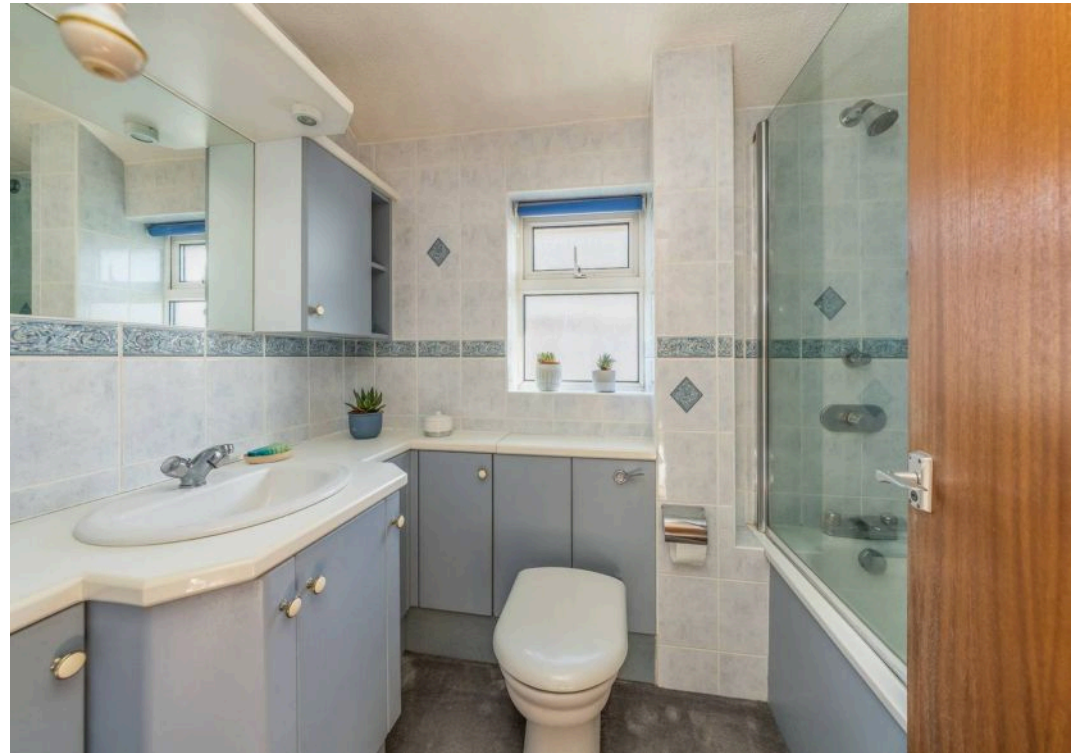




Key Features

- Entrance hall with doors to all principal rooms, ground floor cloak room and stairs rising to the first floor
- Wonderfully light double aspect living room with feature fireplace
- Generous kitchen/dining room complemented by many integral appliances with a breakfast bar dividing the dining space with large window to the side aspect with door leading to rear gardens
- To the first floor are four well proportioned bedrooms - bedrooms one and three benefiting from built-in storage
- Fully tiled family bathroom with white suite
- Corner plot mature gardens providing the opportunity to extend subject to the usual consents
- Detached single garage with personal door from the garden plus up and over door opening onto the driveway
- Gas central heating, double glazed windows and no onward chain
- Awaiting EPC









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IN ABINGDON

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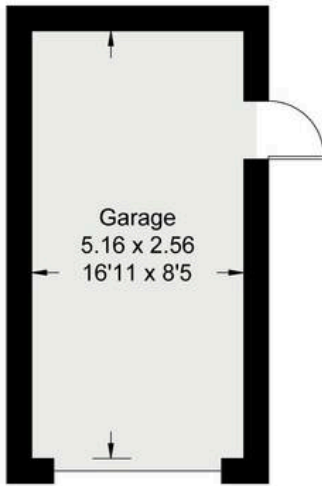
Hedgemoad Avenue, OX14

Approximate Gross Internal Area = 98.50 sq m / 1060 sq ft

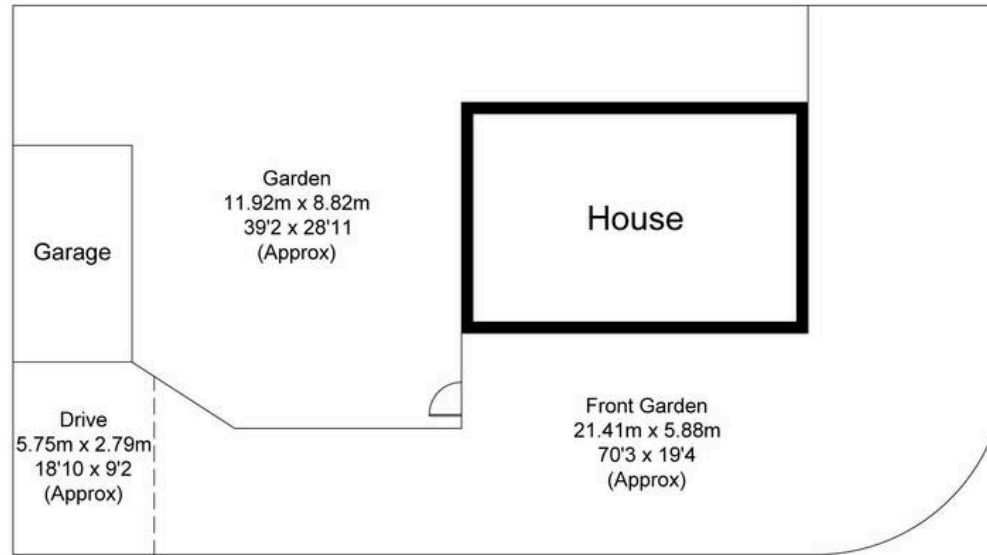
Garage = 13.20 sq m / 142 sq ft

Total = 111.70 sq m / 1202 sq ft

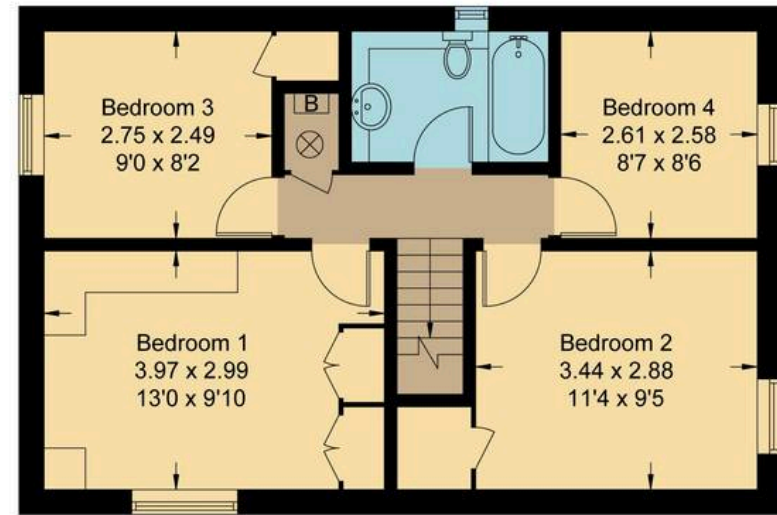
For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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5 Ock Street, Abingdon,
 Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk