



6 Hedgemoad Avenue, Abingdon OX14 2NE



## 6 Hedgemead Avenue

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Substantially extended four bedroom detached family home offering extremely well presented and very flexible accommodation within this popular north Abingdon location, the property benefits from a wonderful open plan family lifestyle room and two further reception rooms whilst offering easy pedestrian access to many nearby amenities including excellent schooling.

Hedgemead Avenue is a very popular cul-de-sac well situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including Thomas Reade Primary School and Fitzharrys Secondary School, a parade of shops and play park. 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: 3

Council Tax Band: E

Tenure: Freehold

EPC: C





## Key Features

- Inviting entrance hall leading to useful ground floor cloakroom
- Well equipped modern kitchen with integrated appliances, open-plan to spacious dining room and extended family room overlooking the rear gardens complemented by separate utility room
- Bay fronted formal living room with further reception room off
- Four spacious first floor bedrooms with four piece family bathroom
- Front gardens providing hard-standing parking facilities for several vehicles leading to partially converted garage
- Well-maintained, fully enclosed west facing rear gardens featuring patio and lawn, with gated side access











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AWARDS  
2024

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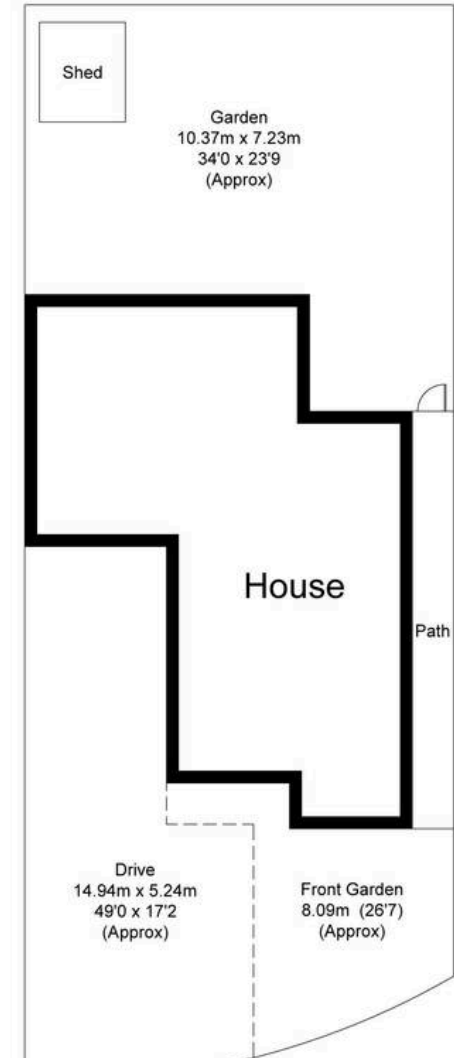
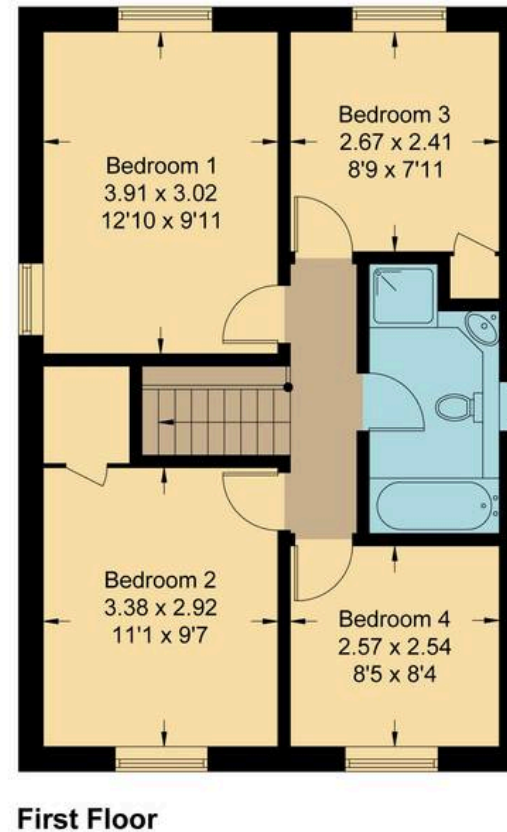
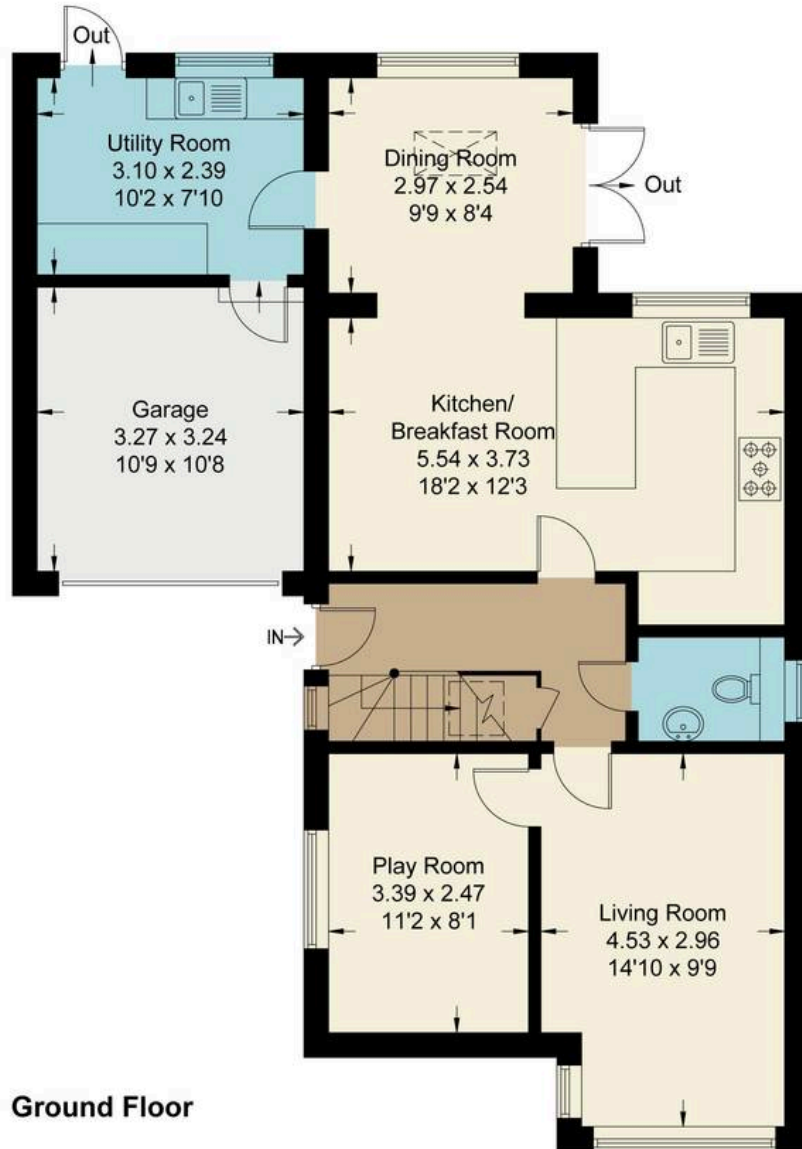
# Hedgemoad Avenue, OX14

Approximate Gross Internal Area = 116.10 sq m / 1250 sq ft

Garage = 10.60 sq m / 114 sq ft

Total = 126.70 sq m / 1364 sq ft

For identification only - Not to scale



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