



Oliver  
James





Hanson Road,  
Abingdon, OX14 1YL

**£550,000**

### Description

Detached family home in popular North Abingdon in a sought after location set amongst similar detached homes with a corner plot position.

The property offers four double bedrooms, two reception rooms and two bath/shower rooms with three of the bedrooms benefitting from built-in wardrobes.

The kitchen has been refitted and features built-in appliances and there is a separate utility room and cloakroom.

Central heating is gas to radiators and there is double glazing throughout the property.

Outside is a double garage with personal access to the rear garden and driveway parking in front of the twin up and over doors. The rear garden is enclosed, well landscaped and has a good sized patio area.







### **Location**

The property is situated on the northern side of Abingdon town centre and quick access to the A34. The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes. Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by. The property is close to bus stops and Tilsley Park and Abbey Meadow, White Horse leisure and tennis centre also nearby.

### **Agents Notes**

The property is freehold and has mains water, drainage, gas and electric connected. The EPC Rating is D and the Council Tax band is E with Vale of the White Horse DC. The property has not flooded in the last 5 years.





## Hanson Road, OX14

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft  
Garage = 27.1 sq m / 291 sq ft  
Total = 140.6 sq m / 1513 sq ft

## Oliver James

For further information, please contact:

### Abingdon Office

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Floor plan produced in accordance with RICS Property Measurement Standards.  
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