



12 Medlicott Drive, Abingdon OX14 5PS



12 Medicott Drive

Extended and superbly presented four bedroom detached family home well situated within this popular location close to nearby amenities offering many features including delightful separate front living room and stylishly fitted 23' open plan Kitchen/dining/family room leading to delightful conservator overlooking well maintained gardens.

The property is well-situated within this popular development and offers easy access to nearby amenities including excellent schooling and the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabouts onto the Drayton Road. Proceed across the following large roundabout and turn right at the next mini-roundabout onto Mill Road. Take the first turn on the right hand side onto Francis Little Drive then the first turning on the left hand side onto Medicott Drive, where No.12 is found a short way down on the right hand side, clearly indicated by the for sale board.





Key Features

- Inviting entrance hall leading to ground floor cloakroom and delightful and spacious separate front living room
- Stylishly fitted 23' kitchen/dinning room offering an excellent selection of floor and wall units with matching central island and several built-in electrical appliances and separate utility room
- Delightful double glazed conservatory providing attractive views over the rear gardens
- Four first floor bedrooms complemented four piece family bathroom with contemporary white suite including bath and separate shower cubicle
- Mains gas radiator central heating, PVC double glazed windows and the sellers are wishing to purchase a brand new property, clearly putting the end of chain in sight
- Front gardens providing hard standing parking facilities leading to the garage
- Well maintained rear gardens featuring extensive patio, decked sun terrace and lawn - the whole enclosed by fencing

Council Tax band: D Tenure: Freehold EPC: D



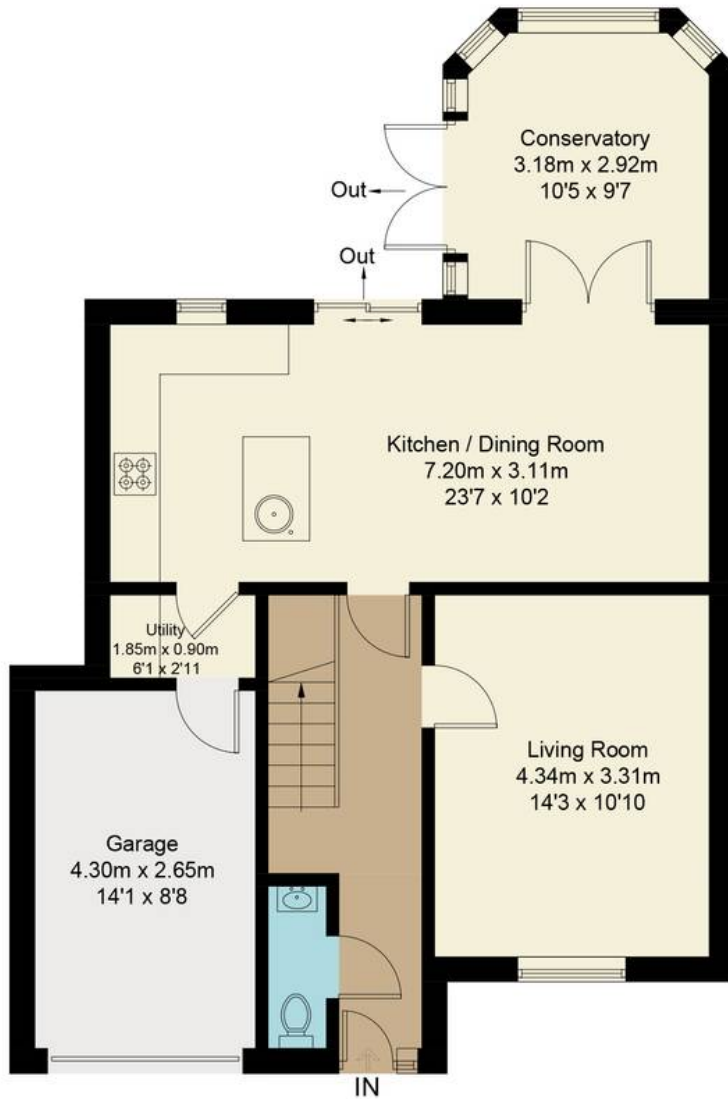


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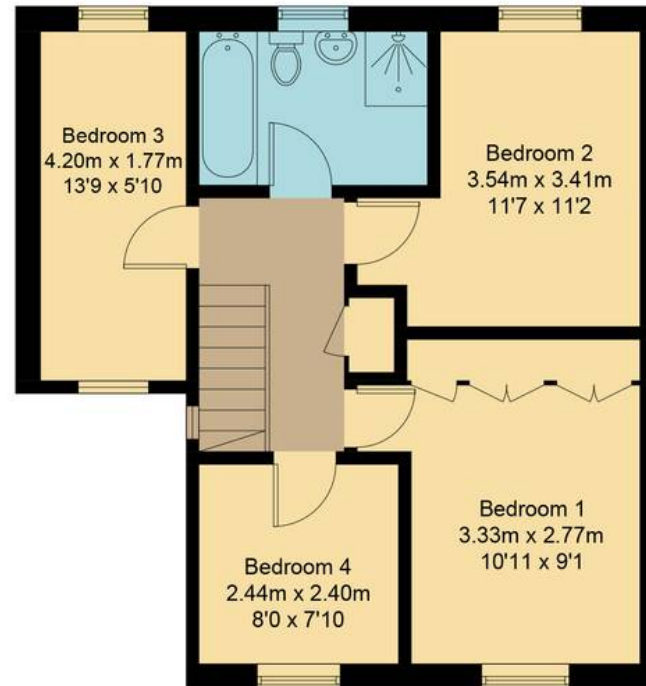
Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

Garage = 11.6 sq m / 125 sq ft

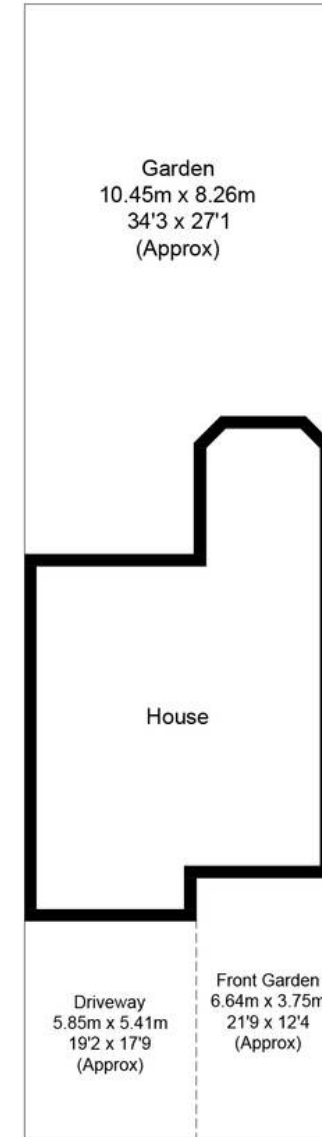
Total = 120.7 sq m / 1299 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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