



38 Sellwood Road, Abingdon OX14 1PE



38 Sellwood Road

Substantially extended four/five bedroom semi detached family home, offering very flexible accommodation over two floors combined with large south west facing rear gardens including numerous out buildings, well situated within this highly sought after North Abingdon non-estate location, close to many nearby amenities including excellent schooling.

Sellwood Road is a desirable non-estate North Abingdon location comprising of predominantly older style three and four bedroom homes with large gardens providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. The A34 intersection is a short drive providing a quick route to Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road. At the second set of traffic lights turn left onto Northcourt Road. Take the second turning on the right hand side onto Sellwood Road. Continue to the end where the property is found on the left hand side, clearly indicated by the For Sale board.





Key Features

- Inviting entrance hall leading to impressive front living room and flexible study/alternative ground floor bedroom
- Impressive family room with attractive open fireplace partly open plan to well equipped kitchen leading to spacious dining room, complemented by two sets of doors leading onto the rear gardens
- Impressive first floor master bedroom with en-suite facilities, three further first floor bedrooms (including two good size double bedrooms) complemented by family bathroom
- PVCu double glazed windows, mains gas radiator central heating
- Front gardens providing parking facilities for several vehicles
- Large and attractive south west facing rear gardens featuring full width patio leading to extensive lawn complemented by numerous out buildings - the whole enclosed by trees, shrubbery and fencing



Council Tax band: D Tenure: Freehold EPC: D

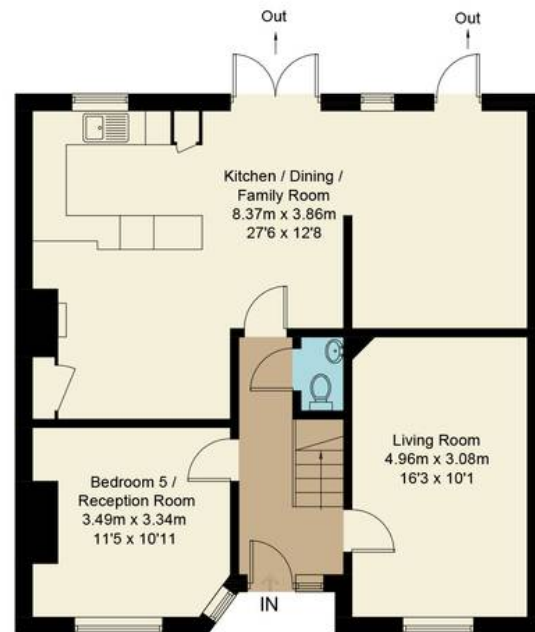
Bedrooms: 4

Reception Rooms: 3

Bathrooms: 2

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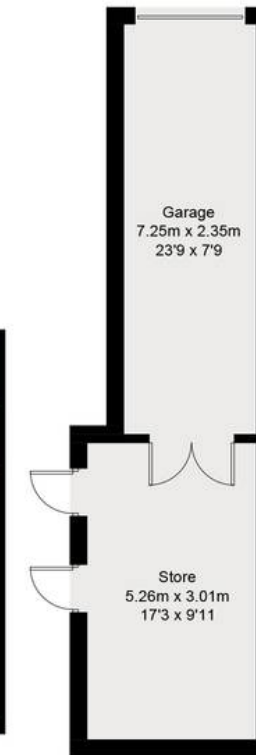
Approximate Gross Internal Area = 135.6 sq m / 1460 sq ft
Garage / Store = 33.4 sq m / 359 sq ft
Total = 169.0 sq m / 1819 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
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