



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.

## Location

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).

**Bedrooms: 4**

**Bathrooms: 2**

**Reception Rooms: 3**

**Council Tax Band: D**

**Tenure: Freehold**

**EPC: D**



## 38 Sellwood Road

- 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











BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON

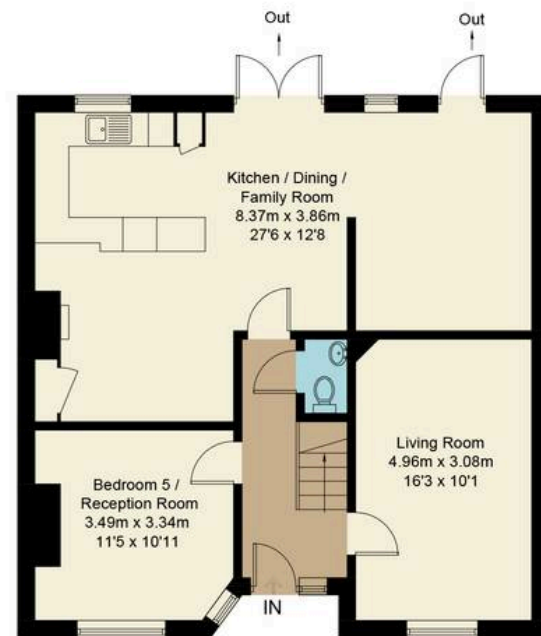
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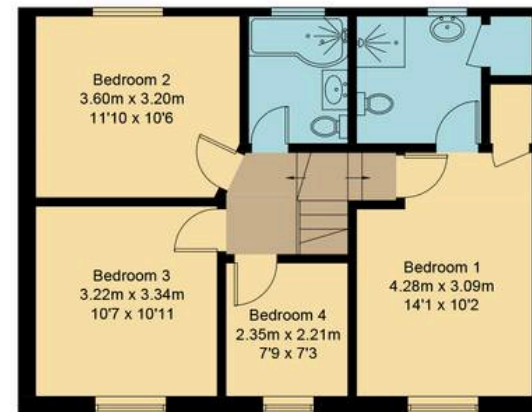
**Introducing the Hodsons team...**  
*...trust in our experience!*

# Sellwood Road, OX14

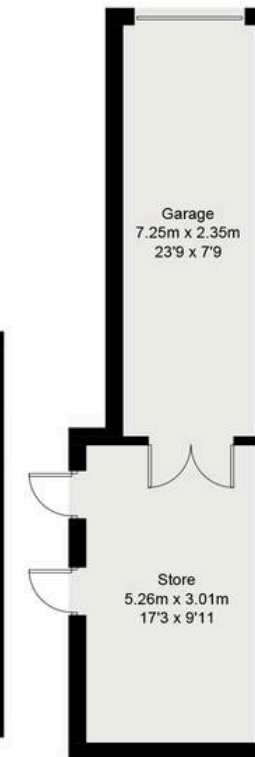
Approximate Gross Internal Area = 135.6 sq m / 1460 sq ft  
 Garage / Store = 33.4 sq m / 359 sq ft  
 Total = 169.0 sq m / 1819 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.  
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