



63 Abbott Road, Abingdon OX14 2DU



63 Abbott Road

63 Abbott Road is a highly individual and spacious 1940s three-bedroom detached family home. It is situated in a desirable non-estate cul-de-sac location, within this sought after development, comprising predominantly substantial family homes with good size gardens. The property itself provides a very pleasant overall setting only a few minutes walk from the thriving Abingdon town centre which provides many amenities. Good schooling is nearby and there are excellent recreational facilities. Large attractive gardens lead onto a wooded copse which frames the end of the garden.

There is easy vehicular access to the A34 which provides a quick route onto an excellent communications network north and south. Useful distances include Oxford city (circa. 8 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 9 miles).

To find the property leave Abingdon town centre using Stratton Way and keep left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road and take the second turning on the left hand side onto Abbott Road. The property is found facing you at the end the end of Abbott Road, clearly indicated by the 'For Sale' board.





Key Features

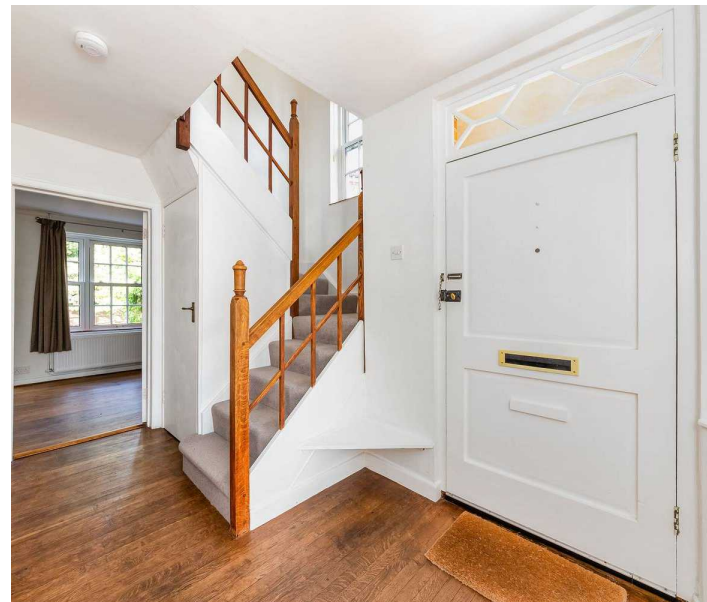
- Impressive 22' x 16' double aspect open plan living room/dining room
- Three good size bedrooms
- Attractive views
- Outside the front gardens provide hard standing parking facilities for several vehicles
- Very large mature west facing rear gardens
- This property offers excellent potential to be substantially extended
- Inviting entrance hall leading to ground floor shower room/ toilet

Council Tax band: E Tenure: Freehold EPC: D

Bedrooms: 3

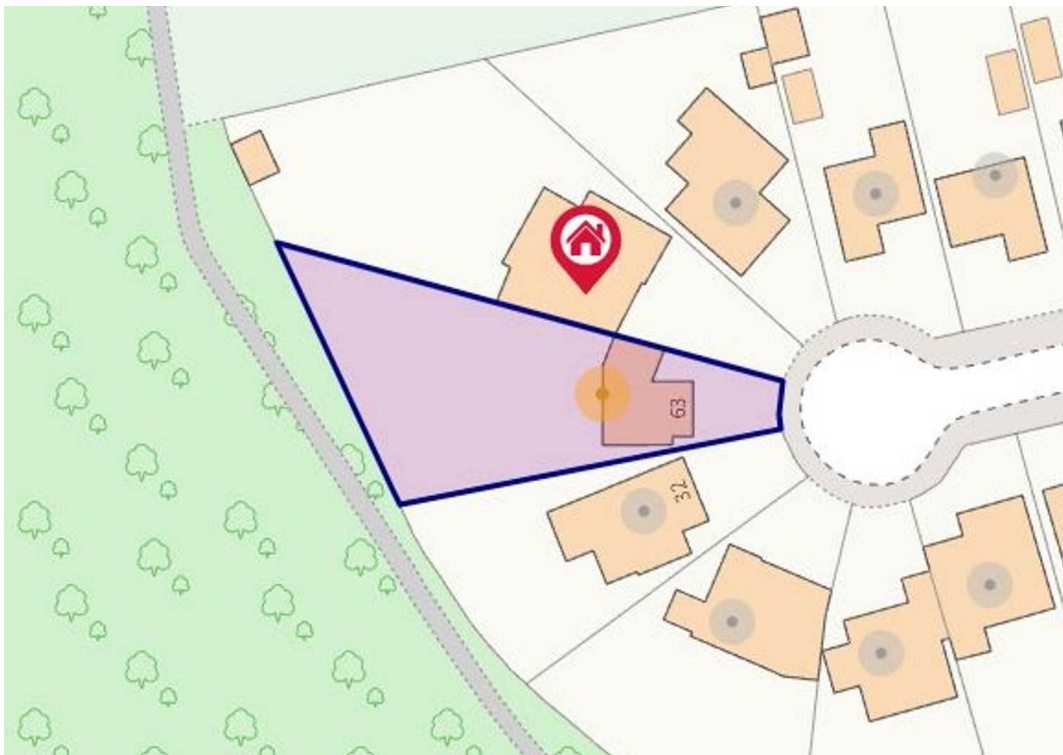
Bathrooms: 2

Receptions: 1











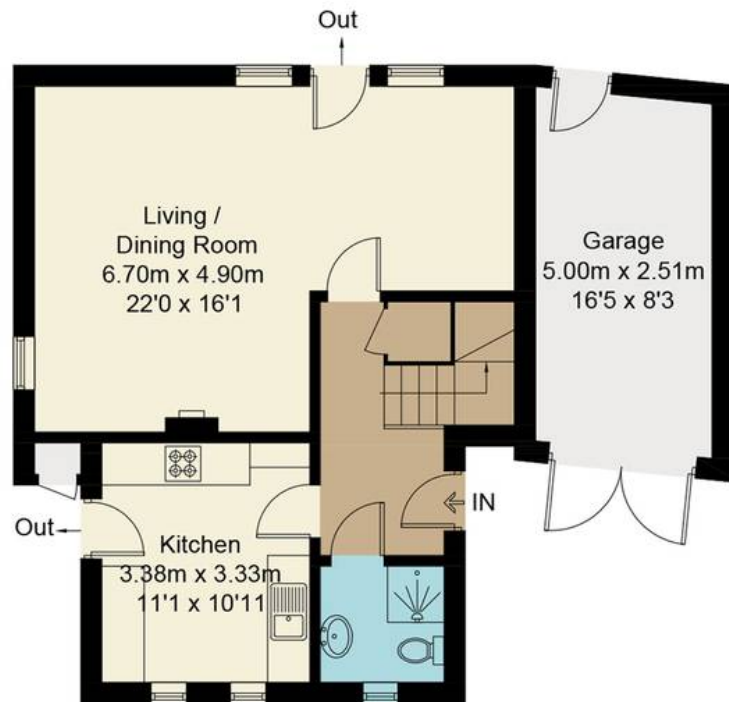


Abbott Road, OX14

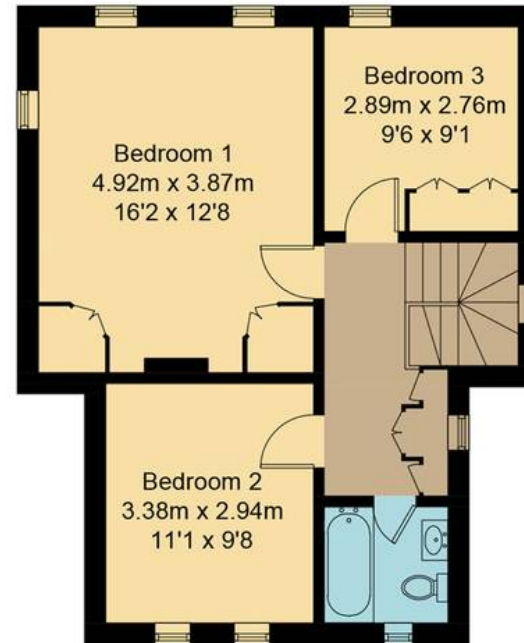
Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft

Garage = 13.0 sq m / 140 sq ft

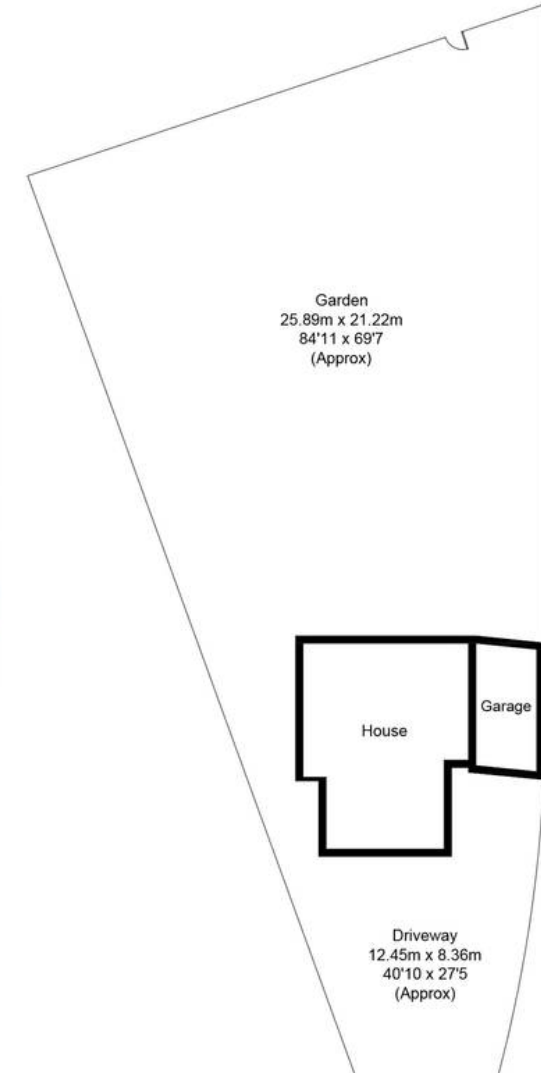
Total = 114.8 sq m / 1236 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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