



52 Welford Gardens, Abingdon OX14 2BP



52 Welford Gardens

Stunning extended three bedroom family home, well situated within this popular North Abingdon location close to many nearby amenities, offering superbly presented accommodation throughout complemented by large west facing rear gardens leading to versatile detached garden studio.

Location

52 Welford Gardens is situated in an established North Abingdon location ideal for families, being within the excellent Rush Common primary school catchment area. There is easy pedestrian access to nearby shops, bus stops and Abingdon town centre offering a wide range of amenities. The A34 is a short drive as is Radley railway station, ideal for commuters.



Bedrooms: 3

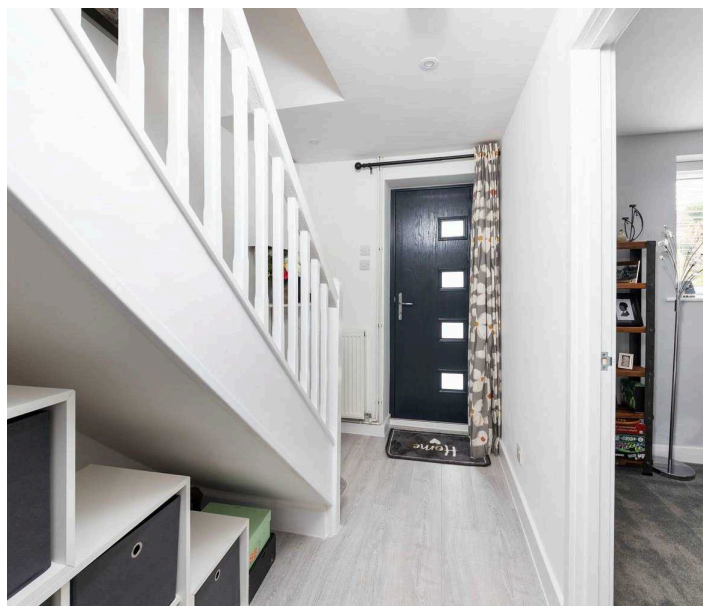
Reception Rooms: 2

Bathrooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: C





Key Features

- Entrance hall leading to delightful separate double aspect front living room
- Spacious dining area partly open plan to extended and refitted kitchen, offering stylish selection of floor and wall units complemented by many built in electrical appliances
- Spacious refitted separate utility room
- Three first floor bedrooms (including two double bedrooms) complemented by refitted four piece family bathroom with contemporary white suite including bath and large separate shower cubicle
- Recent improvements have included single storey pitched roof extension to the rear, electrical rewiring and re-plastering of the walls and ceilings
- Mains gas radiator central heating (including replacement efficient condensing gas boiler) and several rooms benefit from LED downlighting
- Front gardens providing block paved hard standing parking facilities for several vehicles
- Large attractive 103' westerly facing rear gardens featuring patio and extensive lawn- the whole enclosed by trees, shrubbery and fencing
- Large and versatile detached wooden garden outbuilding benefitting from light and power







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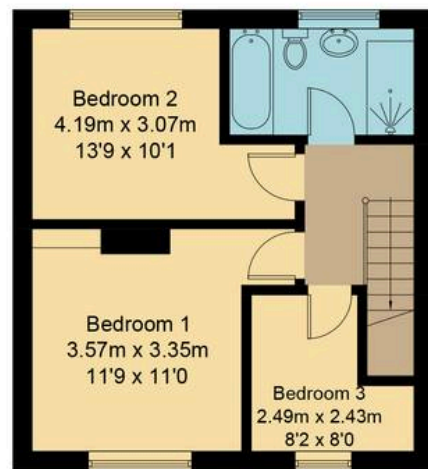
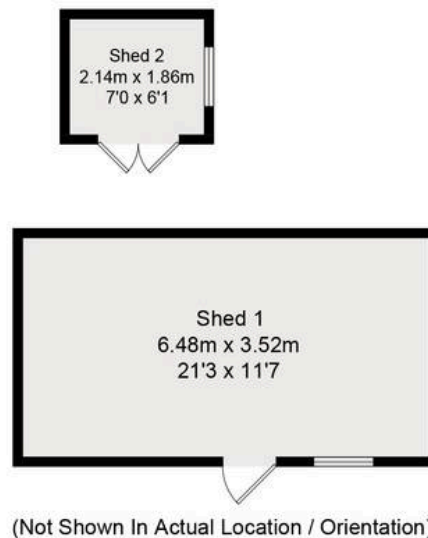


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Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft
Sheds = 26.8 sq m / 288 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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