



4 South Avenue, Abingdon OX14 1QH



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Sales | Lettings

4 South Avenue

Large three bedroom detached bungalow offering superbly presented accommodation complemented by driveway parking leading to garage and attractive enclosed rear gardens.

Location

4 South Avenue is situated in a sought after no through non-estate North Abingdon location providing a very pleasant overall setting complemented by easy pedestrian access to many nearby amenities including excellent schooling. There is a quick route onto the A34 leading to many important destinations both north and south including Oxford city (circa. 6 miles) and the nearby Radley railway station (circa 2 miles) is ideal for commuters to Reading and London.

Bedrooms: 3

Bathrooms: 1

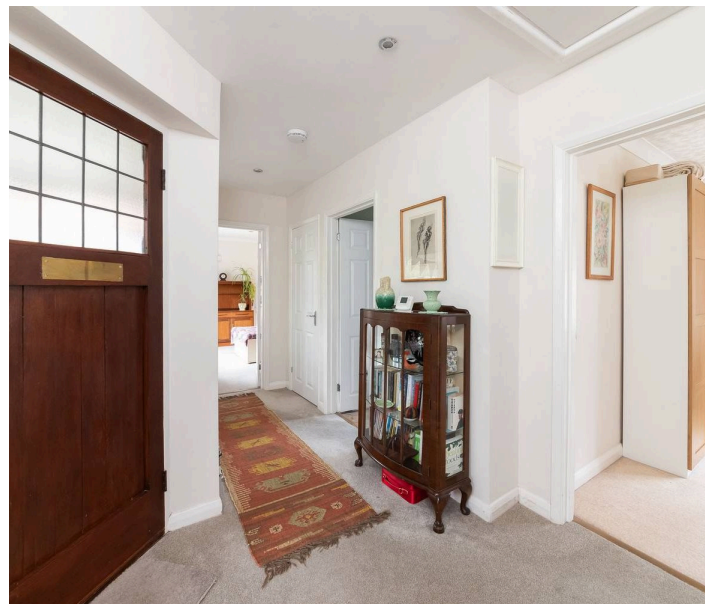
Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Enclosed entrance porch leading to inviting central hallway
- Impressive 19' double aspect sitting room with attractive central fireplace including fitted cast iron gas fire complemented by double doors to private rear gardens
- Stylishly refitted 19' kitchen/dining room featuring a stylish selection of floor and wall units complemented by many integrated electrical appliances
- Three spacious bedrooms (one with refitted cloakroom off) and separate shower room with contemporary white suite including double shower cubicle
- PVC double glazed windows, mains gas radiator central heating (recently replaced condensing gas boiler) and large roof space above (ideal for conversion if required)
- Delightful enclosed front gardens including embossed pathway leading to hard standing parking facilities and brick built garage with light and power and electronically operated up and over door
- Attractive and very well screened low maintenance landscaped rear gardens featuring extensive patio, lawn and wooden garden store - the whole enclosed by fencing and high beech row
- The seller is purchasing an empty property, clearly putting the end of chain in sight









BRITISH
PROPERTY
AWARDS
2024

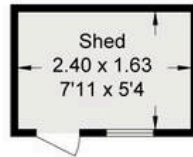
GOLD WINNER

ESTATE AGENT
IN ABINGDON

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



(Not Shown In Actual Location / Orientation)



South Avenue, OX14

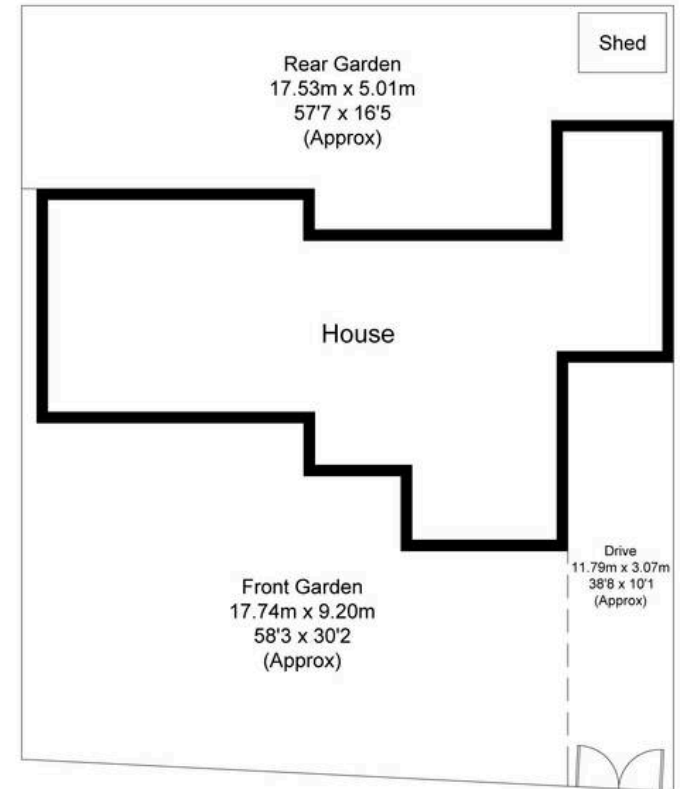
Approximate Gross Internal Area = 91.0 sq m / 980 sq ft

Garage = 16.50 sq m / 1.77 sq ft

Shed = 3.90 sq m / 42 sq ft

Total = 111.40 sq m / 1199 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.
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