



20 Hermitage Road, Abingdon OX14 5RN



# 20 Hermitage Road

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A rare opportunity to acquire an extended two bedroom semi detached home, extremely well situated on a 0.11 acre plot with single garage and parking. Well presented throughout, lapsed planning permission (P18/V0581/HH) to substantially extend to create a large family home and offered to the market with no onward chain.

## Location

20 Hermitage Road is well-situated in an end of cul-de-sac location within this sought after development. There is easy pedestrian access to nearby good schooling and the thriving Abingdon town centre boasting an excellent selection of facilities. There is a quick route onto the A34 leading to many important destinations both north and south and useful distances include Abingdon town (circa. 0.8 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city (circa. 8 miles).

**Bedrooms: 2**

**Bathrooms: 1**

**Reception Rooms: 2**

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**





## Key Features

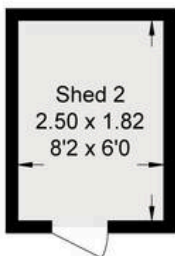
- Welcoming entrance hall leading through to the fitted kitchen
- Large living room with a feature fireplace which flows through to the striking dining room extension
- Stunning, wonderfully light, double aspect extension providing a highly versatile additional reception room with sliding doors opening out onto the gardens
- To the first floor are two well proportioned bedrooms, the master currently furnished with a king sized bed
- Family bathroom with white suite
- Externally the property benefits from a single garage and parking space.
- The gardens of this property are of particular note. With c0.11 acre of mature gardens with gated side access.
- Lapsed planning permission (P18/V0581/HH) to substantially extend to create a large family home



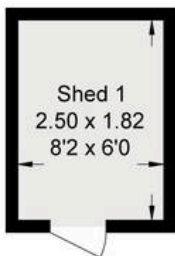


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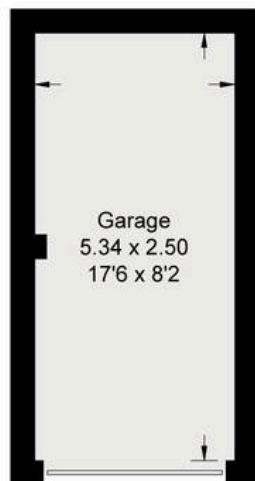
Approximate Gross Internal Area = 65.80 sq m / 708 sq ft  
Garage = 13.40 sq m / 144 sq ft  
Shed = 9.10 sq m / 98 sq ft  
Total = 88.30 sq m / 950 sq ft  
For identification only - Not to scale



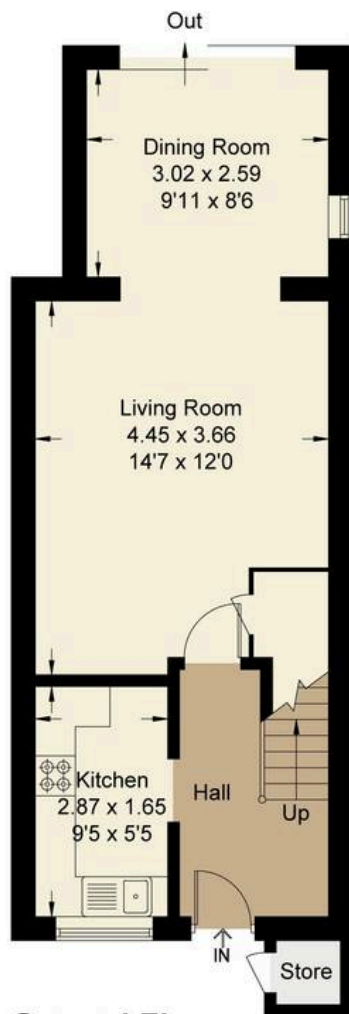
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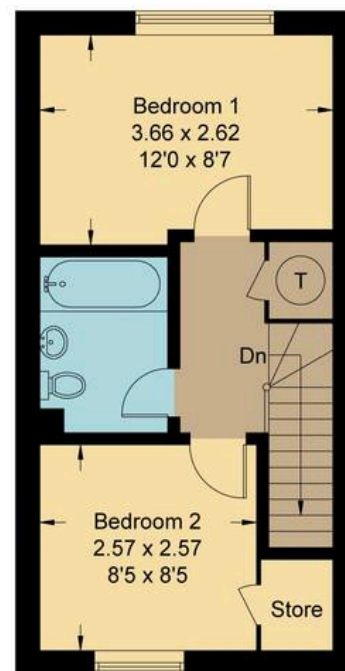
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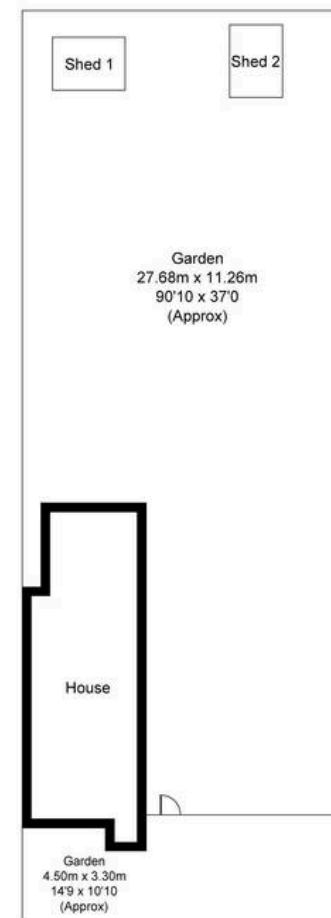
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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