



37 Boxhill Road, Abingdon OX14 2ET



## 37 Boxhill Road

**Superbly presented older style three-bedroom semi-detached house, situated within this sought after location close to nearby amenities complemented by attractive landscaped rear gardens.**

### Location

Boxhill Road is an established location offering easy pedestrian access to the thriving market town centre with its wide range of facilities and is within the catchment area of the acclaimed St Nicholas primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include 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: 3**

**Bathrooms: 1**

**Reception Rooms: 2**

**Council Tax Band: C**

**Tenure: Freehold**

**EPC: D**







## Key Features

- Inviting entrance hall with useful cloakroom off
- Formal front facing living room with central fireplace
- Spacious open plan kitchen/breakfast room with an excellent selection of floor and wall units leading through to conservatory
- Large principal bedroom with fitted wardrobe cupboards with elevated views over open recreational ground
- Two further generous bedrooms and refurbished family shower room
- Fully enclosed rear gardens with shared driveway access leading to detached garage and offering potential to extend the existing accommodation



















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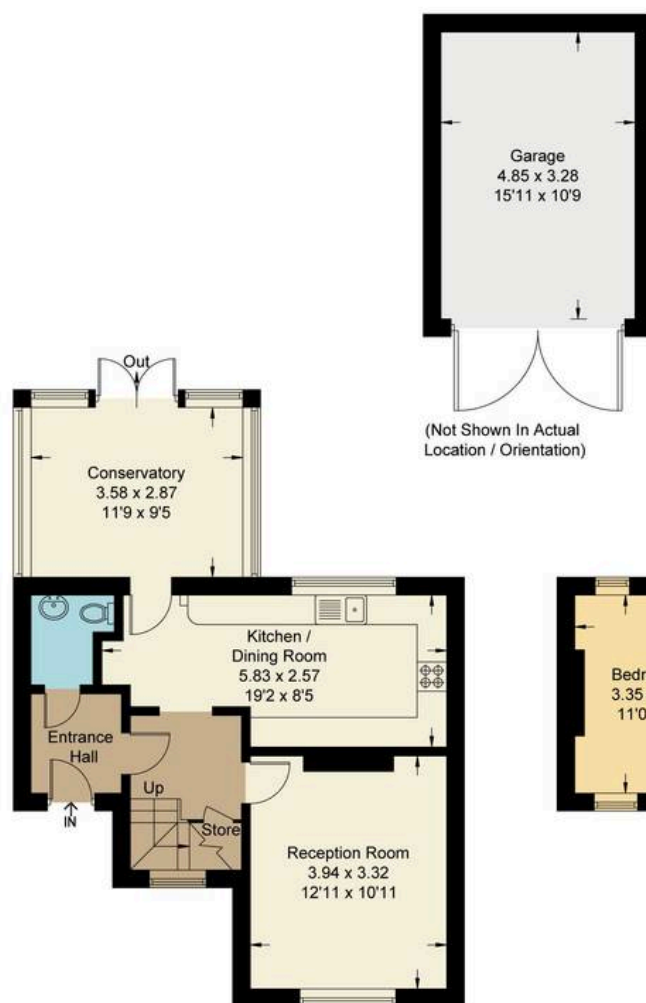
# Boxhill OX14

Approximate Gross Internal Area = 85.70 sq m / 922 sq ft

Garage = 15.90 sq m / 171 sq ft

Total = 101.60 sq m / 1093 sq ft

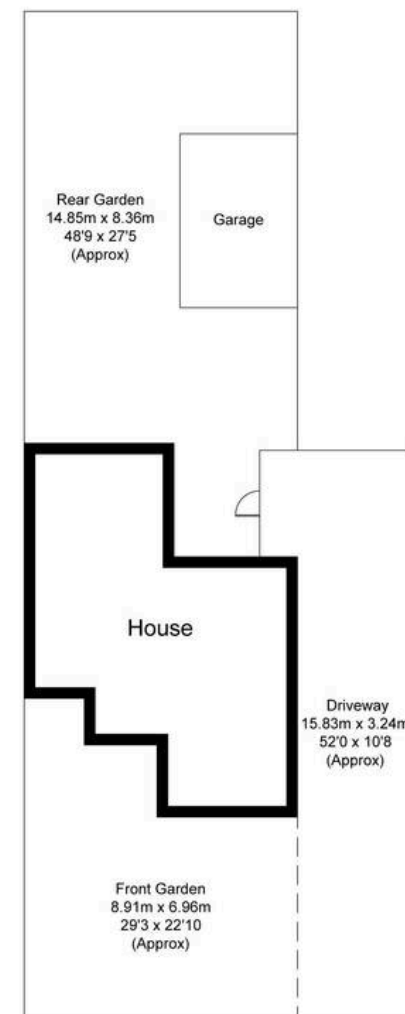
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Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

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5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL

T: 01235 553686

E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)

[www.hodsons.co.uk](http://www.hodsons.co.uk)