



22 Curtis Avenue, Abingdon OX14 3TT



## 22 Curtis Avenue

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Impressive three bedroom detached family home well situated in a desirable end of cul-de-sac location within a short walk of nearby excellent schooling and the thriving town centre's many amenities.

Curtis Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, delightful walks along the river Thames, Abingdon town centre with its wide range of facilities including close proximity to Waitrose supermarket, The Abbey Meadows playground and outdoor pool and the much sought after Thomas Reade primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations both north and south.

**Bedrooms:** 3

**Bathrooms:** 1

**Reception Rooms:** 1

**Council Tax Band:** D

**Tenure:** Freehold

**EPC:** D







## Key Features

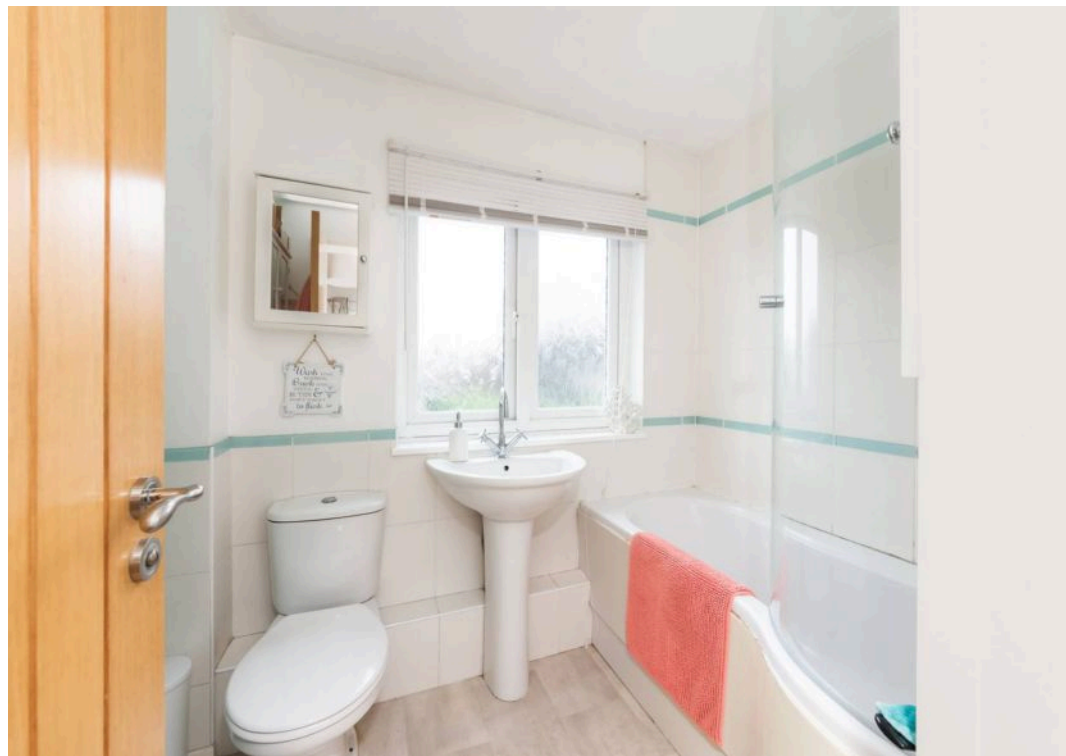
- Entrance hall leading to ground floor cloakroom and impressive dual aspect living room
- Extended and well equipped refitted open plan kitchen/dining room with doors leading to the rear gardens
- Light and airy first floor landing leading to impressive double aspect main double bedroom with en-suite shower room
- Two further bedrooms and family bathroom with white suite
- Front gardens providing hard standing parking facilities for several vehicles leading to attached garage with light and power
- Mature rear gardens incorporating lawn and patio - the whole enclosed by trees, shrubbery and fencing



















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# Curtis Avenue, OX14

Approximate Gross Internal Area = 94.0 sq m / 1012 sq ft

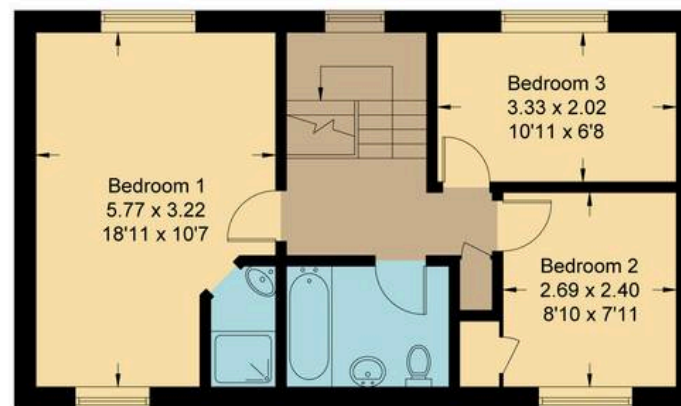
Garage = 13.50 sq m / 145 sq ft

Total = 107.50 sq m / 1157 sq ft

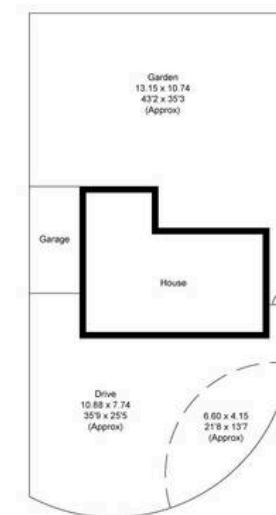
For identification only - Not to scale



Ground Floor



First Floor



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