



64a Curtis Avenue, Abingdon OX14 3UN

## 64a Curtis Avenue

Stunning and superbly presented end of terrace house offering many features including a large double bedroom and impressive 20' open plan living/dining room complemented by larger than average 51' fully enclosed rear gardens, well situated on the edge of the popular Audlett Drive development, close to Abingdon town centre.

Curtis Avenue is situated in a pleasant cul-de-sac location within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, Abingdon town centre with its wide range of facilities 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 north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

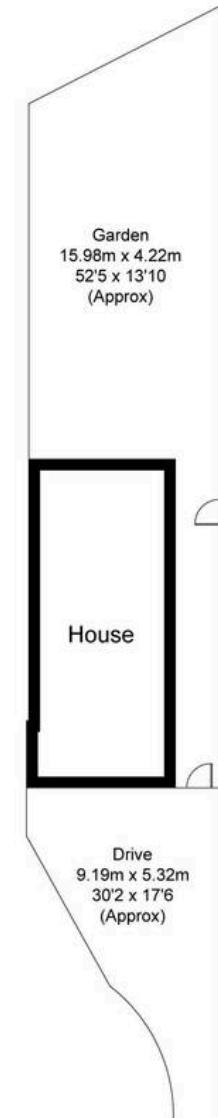
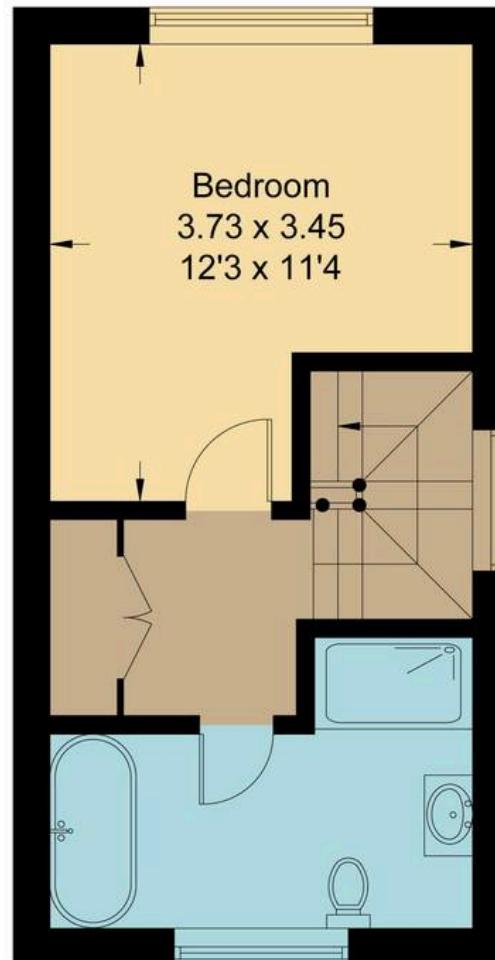
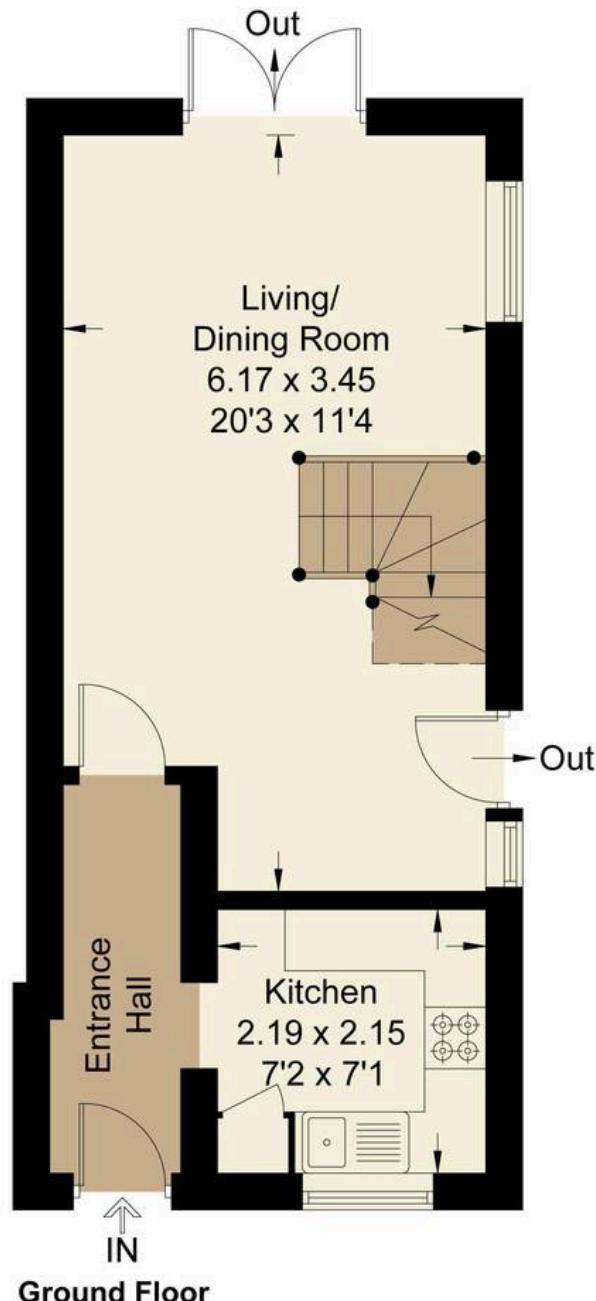
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- Entrance hall leading to well equipped modern kitchen with a selection of built in electrical appliances
- Stunning 20' open plan living and dining room with double glazed French doors leading to the rear gardens
- Large first floor double bedroom complemented by very spacious recently refurbished four-piece bathroom including bath and separate shower cubicle
- PVC double glazed windows and mains gas radiator central heating
- Larger than average and very well maintained 51' fully enclosed rear garden with gated side access
- Front gardens providing block paved hard standing parking facilities

# Curtis Avenue, OX14

Approximate Gross Internal Area = 54.30 sq m / 584 sq ft

For identification only - Not to scale



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