



5 Hedgemean Avenue, Abingdon OX14 2NE

# 5 Hedgemean Avenue

Superbly presented four bedroom detached family home well situated within this very popular North Abingdon location close to many nearby amenities including excellent schooling

Hedgemean Avenue is a very popular North Abingdon location well situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles).

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





## Key Features

- Inviting entrance hall leading to ground floor cloakroom and delightful separate double aspect front living room with attractive raised contemporary fire
- Separate dining room and refitted kitchen offering an excellent selection of floor and wall units, complemented by many integrated appliances
- Four first floor bedrooms (including two good size double bedrooms)
- Stylishly refitted family shower room with contemporary white suite including double size shower cubicle with rainfall shower head over surrounded by fully tiled walls and floor
- Mains gas radiator central heating (combined with recently replaced efficient combination gas boiler) combined with NEST system and PVC double glazed windows and the sellers are looking to purchase an empty property - clearly putting the end of chain in sight
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to larger than average garage with up and over door
- Beautifully presented landscaped rear gardens featuring full width Indian sandstone patio which in turn leads to artificial lawn and raised flower beds and further Indian sandstone patio situated to the rear of the garden, complemented by large garden store - the whole enclosed by fencing









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2024

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ESTATE AGENT  
IN ABINGDON



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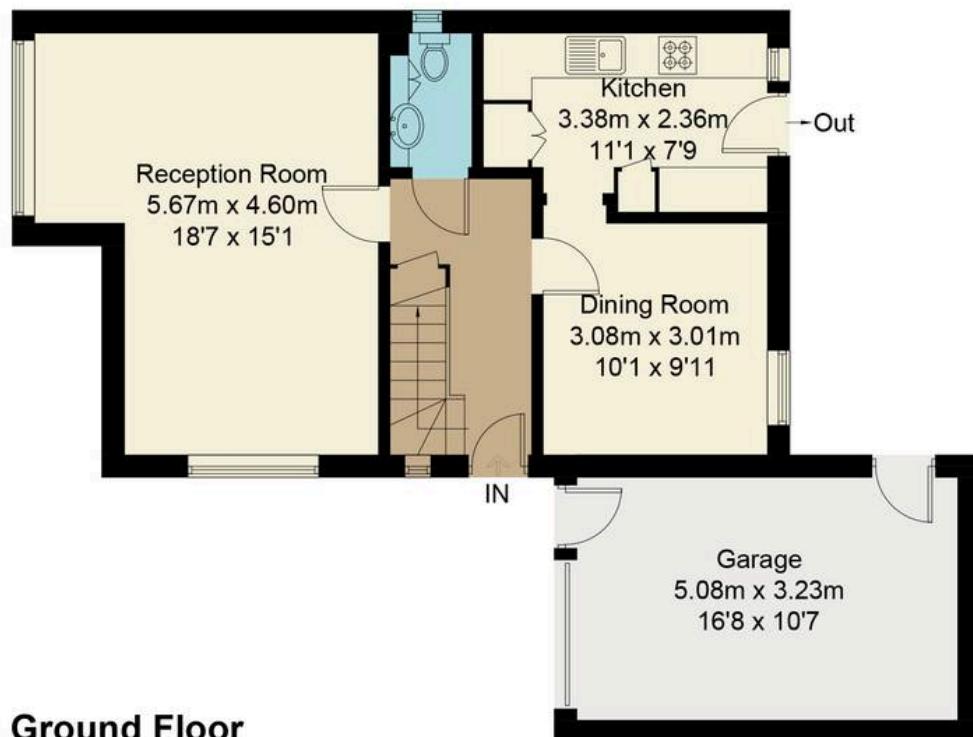
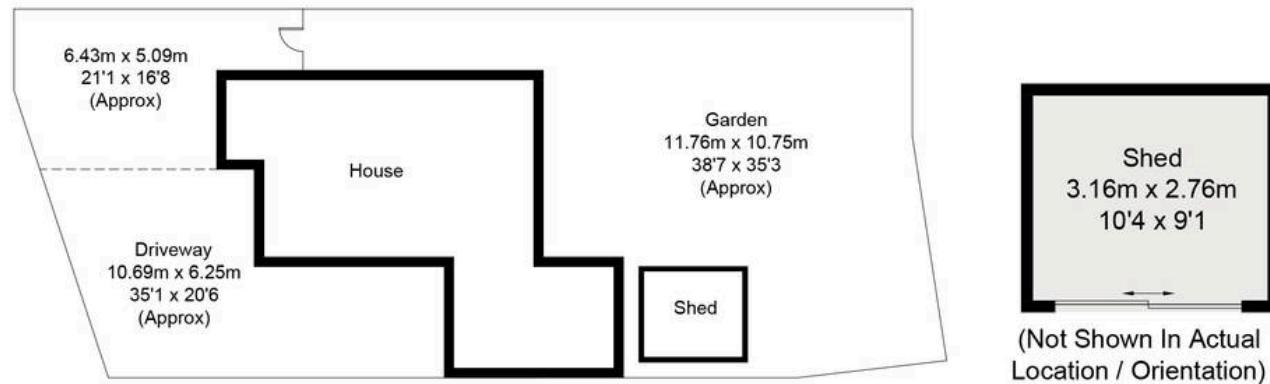
# Hedgemoor Avenue, OX14

Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 117.5 sq m / 1265 sq ft

Shed = 8.7 sq m / 94 sq ft

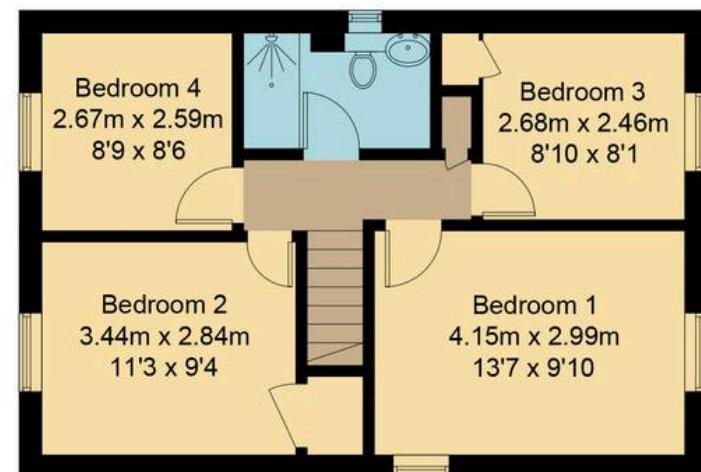


## Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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## First Floor