



26 Lyford Close, Drayton OX14 4JG



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## 26 Lyford Close

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One bedroom semi-detached bungalow well situated within the heart of this extremely popular village complemented by enclosed rear gardens and is sold with no ongoing chain.

Lyford Close is a very popular cul-de-sac situated within the heart of this popular village and offers easy pedestrian access to many nearby amenities including shops (including post office), church, public house, Indian restaurant and excellent primary school. There is a quick route to the nearby towns of Abingdon (Circa 2.3 miles) Didcot (Circa 5.4 miles) (Paddington mainline station approximately 45 minutes), Wantage (Circa 7.7 miles) and the A34 to Oxford

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

- Open porch with useful tall storage cupboard leading to entrance hall with shelved airing cupboard
- Generous double bedroom overlooking the rear gardens complemented by built-in wardrobe cupboards and an adjoining separate shower room
- kitchen and 15' living room/dining room with central brick fireplace and windows overlooking the rear gardens
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- PLEASE NOTE: The property requires modernisation and there is an estate charge of £62.92p/a
- The property provides front gardens with access to generally available hard standing parking
- To the rear are private gardens predominantly laid to lawn complemented by useful brick built garden store - the whole enclosed by fencing, mature trees and shrubbery.

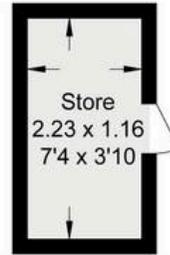
# Lyford Close, OX14

Approximate Gross Internal Area = 44.50 sq m / 479 sq ft

Store = 2.60 sq m / 28 sq ft

Total = 47.10 sq m / 507 sq ft

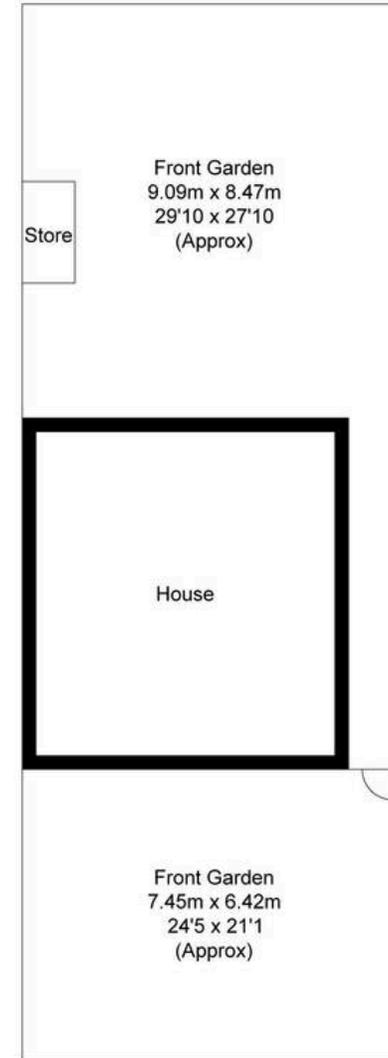
For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



Ground Floor



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5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
www.hodsons.co.uk