



11 Norman Avenue, Abingdon OX14 2HQ

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11 Norman Avenue

Norman Avenue. Situated within this highly sought after tree lined road, an attractive extended 1930's bay fronted three bedroom semi-detached family home complemented by large mature south west facing rear gardens, offering excellent potential to further substantially extend the existing accommodation.

Location

Norman Avenue is a most attractive tree-lined location comprising of predominantly substantial detached family homes with large gardens providing a very pleasant overall non-estate setting which has led to its reputation as one of Abingdon's premier destinations. There is easy pedestrian access to many nearby amenities including excellent schooling, sporting facilities and Abingdon town centre with its many facilities. There is a quick route to the Oxford ring road providing easy vehicular access to many important routes proceeding both north and south. Useful distances include Abingdon town centre (circa. 1.2 miles), Oxford city (circa. 6 miles) and Didcot town (circa. 8 miles) with its mainline railway station to London Paddington approximately 45 minutes).

Directions what3words – violin.woven.pill

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road and after approximately a quarter of a mile turn right onto Norman Avenue where No. 11 is situated some way down on the right hand side clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to delightful front living room with attractive fireplace featuring cast iron log burning stove and large bay window
- Light and airy open plan kitchen through to dining room with attractive original open fireplace and double doors to rear gardens
- Rear porch with door to gardens and utility/cloakroom off
- Three first floor bedrooms - including two good size double bedrooms
- Spacious roof space above ideal for conversion
- Front gardens providing parking facilities for several vehicles
- Detached garage with light and power and fitted photo voltaic solar panels producing reduced electricity bills and a healthy annual income
- Large mature south west facing rear gardens featuring lawn/tall grass meadow areas, mature trees and shrubs and numerous garden outbuildings including detached wooden garden studio situated right to the rear of the gardens - the whole enclosed by trees, shrubbery and fencing
- Excellent potential to substantially extend the existing accommodation

3  bedrooms

Council tax band E

2  receptions

Tenure Freehold

1  bathrooms

EPC rating C



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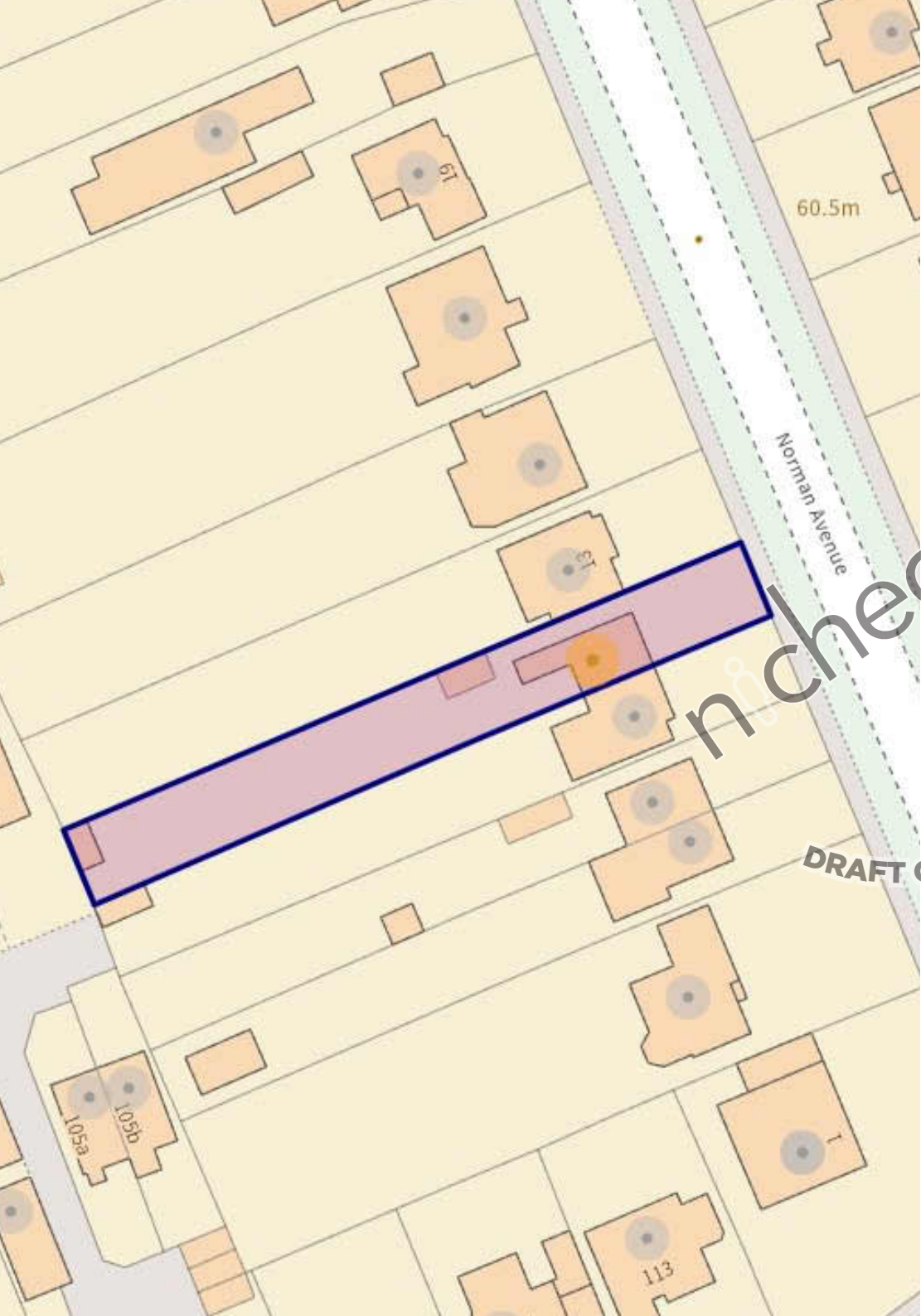
Delightful front living room with attractive fireplace featuring cast iron log burning stove and large bay window



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Light and airy open plan kitchen through to dining room with attractive original open fireplace and double doors to rear gardens







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Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft
Garage = 17.0 sq m / 183 sq ft
Outbuilding = 6.3 sq m / 68 sq ft
Total = 123.3 sq m / 1327 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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