



17 St. Andrews Close, Abingdon OX14 2NT

**Hodsons**  
...your move, our passion







# 17 St. Andrews Close

**Substantially extended and well presented four-bedroom semi-detached family home well situated in a pleasant North Abingdon cul-de-sac location close to many nearby amenities and excellent local schooling.**

### Location

St. Andrews Close is a very popular cul-de-sac situated on the edge of the Peachcroft development and offers easy pedestrian access to many amenities including Rush Common primary school and Fitzharrys secondary school. There is a bus stop nearby, providing a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles). The A34 intersection is a short drive providing a quick route to many important destinations north and south. For railway commuters there is Radley railway station (circa. 1 mile) and Didcot mainline railway station to London Paddington (circa. 8 miles).

### Directions

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road. Continue right to the end and turn right at the large roundabout onto Twelve Acre Drive. Take the second turning on the right hand side onto Peachcroft Road and the first turning on the left hand side onto Elizabeth Avenue. Turn left onto St. Andrews Close where the property is found a short way down on the right hand side.



- Entrance leading to formal front living room
- Large dining room with French doors to rear garden and open plan to well equipped modern kitchen with a range of built-in electrical appliances with doors to rear garden
- Four first floor bedrooms including large master bedroom with en- suite bathroom and further family shower room
- Double glazed windows and mains gas radiator central heating
- Front gardens providing hard standing parking facilities for many vehicles leading to detached garage
- Well maintained large rear gardens featuring lawn and patio - the whole enclosed by fencing

4  bedrooms

2  receptions

2  bathrooms

Council tax band D

Tenure Freehold

EPC rating C

# St. Andrews Close, OX14

Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 157.9 sq m / 1700 sq ft  
 Summer House = 5.5 sq m / 59 sq ft  
 Garden Area = 388.3 sq m / 4180 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
 © Mortimer Photography. Produced for Hodsons.  
 Unauthorised reproduction prohibited. (ID1070155)

