



Lyndhurst, 24 Baker Road, Abingdon OX14 5LW

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24 Baker Road

Spacious three bedroom family home offering particularly impressive extended ground floor accommodation, well situated in a lovely position close to nearby delightful riverside walks, excellent schooling and the thriving town centre's many amenities complemented by driveway parking for many vehicles leading to garage and larger than average rear gardens leading on to an attractive tree lined green, sold with no ongoing chain

Location

Baker Road is a very popular location offering easy pedestrian access to many nearby amenities including delightful Thames-side walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

Directions what3words – cheeks.ideas.deflection

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Turn left at the next roundabout onto Caldecott Road. Proceed across the mini-roundabout and close to the end of this road turn right onto Wilsham Road. Take the third turning on the right hand side onto Preston Road and taken the second turning on the right onto Baker Road. Where the property is found a short way down on the right hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to living room partly open plan to dining room which also benefits from an extended family area to the rear
- Well equipped kitchen offering an extensive selection of floor and wall units complemented by several built-in electrical appliances with granite working surfaces over open to an extended utility area to the rear
- Spacious first floor main bedroom with en-suite shower cubicle and adjoining first floor cloakroom
- Two further bedrooms complemented by family bathroom
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities which lead to double wooden gates providing access to further hard standing parking facilities leading to garage
- Larger than average rear gardens incorporating patio, decked terrace and lawn - the whole enclosed by trees, shrubbery and fencing before leading onto an attractive tree lined green

3  bedrooms

2  receptions

2  bathrooms

Council tax band D

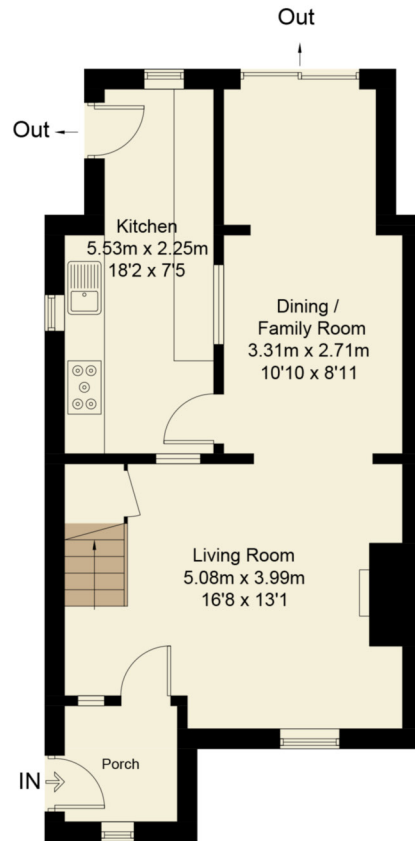
Tenure Freehold

EPC rating D

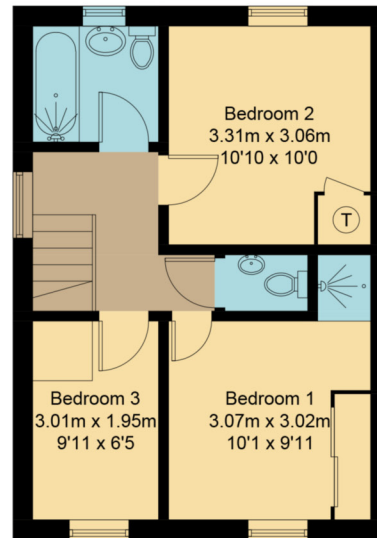


Baker Road, OX14

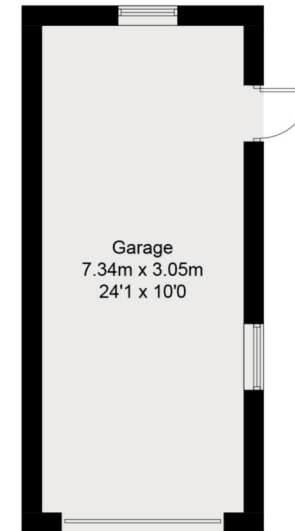
Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
Garage = 22.8 sq m / 245 sq ft
Total = 110.7 sq m / 1191 sq ft



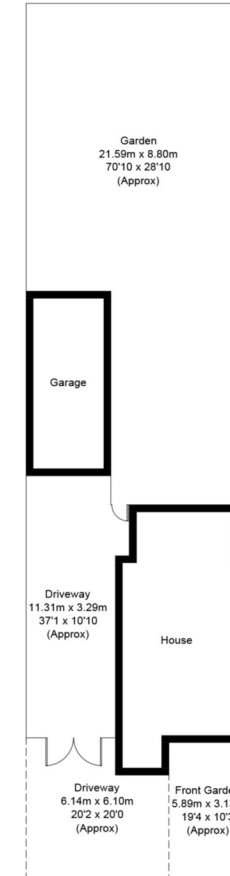
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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