



42 Coleridge Drive, Abingdon OX14 5NT

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## 42 Coleridge Drive

Substantially extended and superbly presented four bedroom semi detached family home offering many features including impressive 24' double aspect living room through to dining room and stunning and very stylish refitted Hammonds kitchen/breakfast room, well situated towards the edge of this very popular location close to nearby amenities.

### Location

42 Coleridge Drive is well-situated on the edge of this popular development offering a very pleasant open aspect combined with easy access to many nearby amenities. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

### Directions what3words – dotted.strictest.waffle

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto Drayton Road. Proceed across the following large roundabout and at the next mini-roundabout turn right onto Mill Road. Take the first turning on the left hand side onto Wordsworth Road, take the first turning on the left hand side which in turn leads onto Coleridge Drive, where the property is found on the left hand side in numerical order.



- Enclosed entrance porch leading to impressive 24' double aspect living room through to dining room, featuring an attractive brick fireplace and double doors to westerly facing sun terrace
- Recently refitted Hammonds kitchen/breakfast room featuring very stylish selection of floor and wall units with an extensive selection of built-in electrical appliances complemented by matching central island/breakfast bar with Tristone injection moulded working surfaces over and hard tiled floor
- Refitted ground floor cloakroom and door leading to integral garage
- Delightful first floor main double bedroom with built in wardrobes cupboards benefitting from open views
- 15' second double aspect double bedroom, two further bedrooms and refitted family bathroom with contemporary white suite
- PVC double glazed windows, mains gas radiator central heating and the front gardens provide hard standing parking facilities for several vehicles leading to the garage
- Well maintained landscaped westerly facing rear gardens featuring patio and lawn , surrounded by flower and shrub borders and wooden garden store - the whole enclosed by fencing

4  bedrooms

2  receptions

2  bathrooms

Council tax band D

Tenure Freehold

EPC rating C





Recently refitted Hammonds kitchen/breakfast room featuring very stylish selection of floor and wall units with an extensive selection of built-in electrical appliances



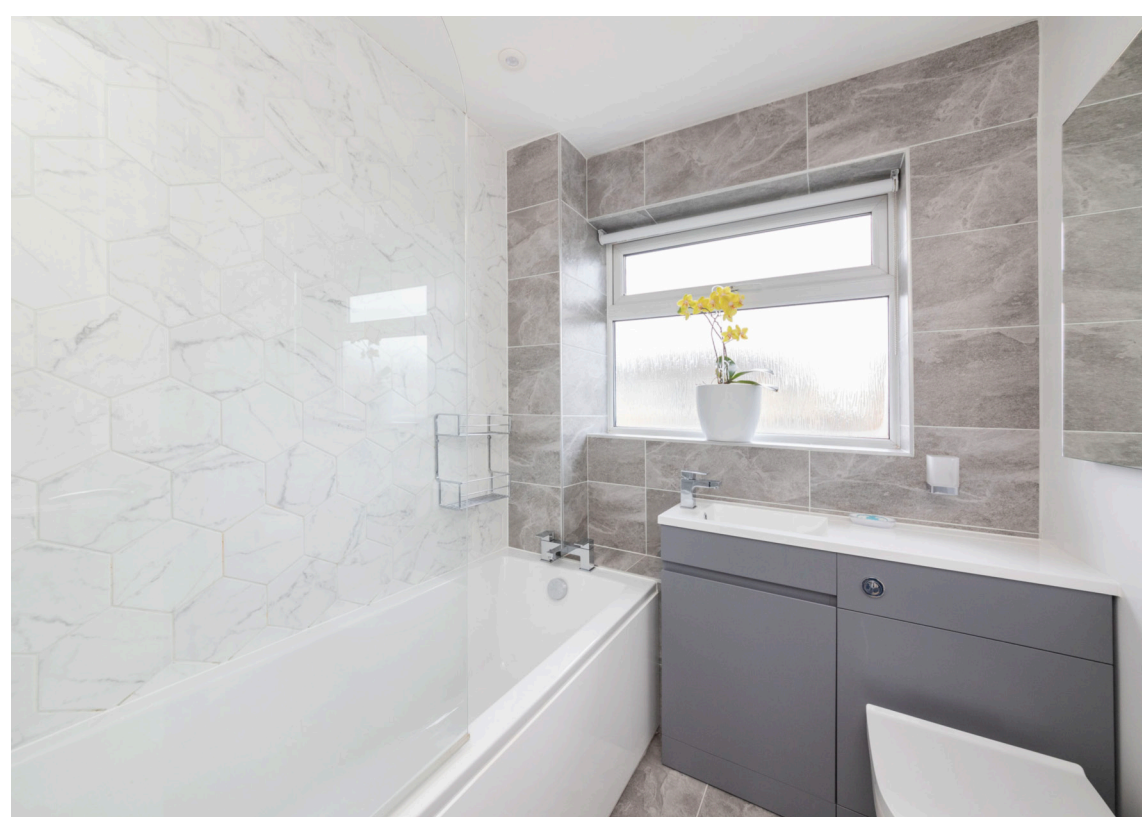




Impressive 24' double aspect living room through to dining room, featuring an attractive brick fireplace and double doors to westerly facing sun terrace















## Coleridge Drive, OX14

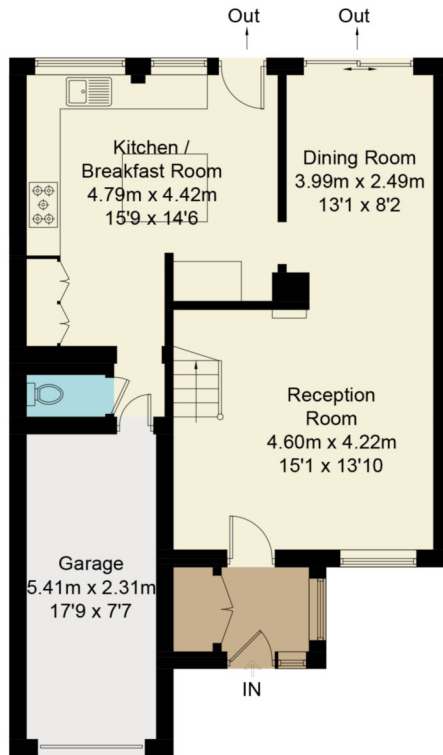
Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft

Garage = 12.6 sq m / 136 sq ft

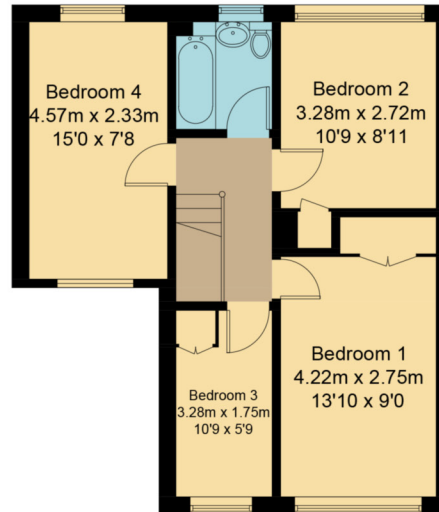
Shed = 3.2 sq m / 34 sq ft

Total = 125.6 sq m / 1352 sq ft

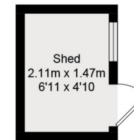
Garden / Driveway Area = 113.7 sq m / 1224 sq ft



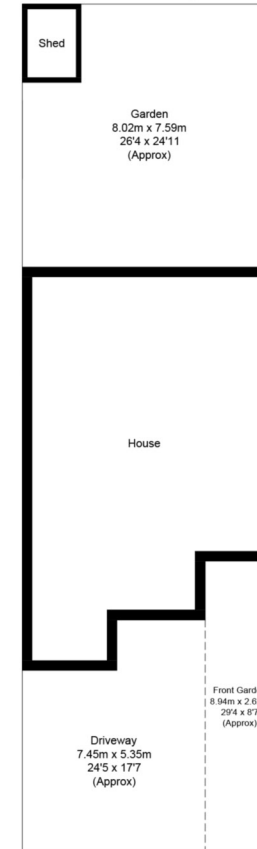
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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