



119 South Avenue, Abingdon OX14 1QS

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



# 119 South Avenue

**Impressive five bedroom semi-detached family home offering very flexible accommodation over three floors, well situated within this highly sought after non estate North Abingdon location close to nearby amenities complemented by large attractive 104' south easterly facing mature rear gardens.**

## Location

South Avenue is a sought after non-estate North Abingdon location comprising of predominantly good size family homes with large gardens, providing a very pleasant overall setting complemented by easy pedestrian access to many nearby amenities including excellent schooling. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

## Directions what3words – milky.fork.crunch

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed onto the Oxford Road and at the second set of traffic lights turn left onto Northcourt Road. Take the second turning on the right hand side on Sellwood Road. Keep right at the end and then take the next turning on the left hand side onto Holland Road. Turn left at the top onto South Avenue where No. 119 is found, clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to delightful front sitting room featuring engineered Oakwood flooring, attractive Portuguese limestone fireplace and large double glazed bay window
- Bespoke solid oak fitted kitchen/breakfast room offering an excellent selection of floor and wall units with solid oak working surfaces over complemented by separate utility room with cloakroom off
- Spacious dining room with sliding patio doors leading to rear gardens, open plan to flexible living/family room benefitting from attractive fireplace with inset cast iron log burning stove with fitted cupboards/shelving to either side
- Large first floor double bedroom featuring large bay window and en-suite shower room with white suite
- Second first floor double bedroom with an extensive selection of fitted bedroom furniture and two further first floor bedrooms complemented by family bathroom with older style white suite including attractive roll top bath
- Wonderful and very spacious top floor principal bedroom offering attractive elevated views, built-in wardrobe/storage cupboards and en-suite shower room with white suite
- Front gardens providing hard standing parking facilities leading to integral garage
- Large 104' south easterly facing rear gardens incorporating patio, extensive lawn, several mature fruit trees, substantial brick built detached outbuilding (ideal for conversion to garden studio) - the whole enclosed by trees, shrubbery and fencing, affording high degrees of privacy

5  bedrooms

3  receptions

3  bathrooms

Council tax band E

Tenure Freehold

EPC rating D





Bespoke oak fitted kitchen/breakfast room offering an excellent selection of floor and wall units with solid oak working surfaces over complemented by separate utility







Large 104' southerly facing rear gardens incorporating patio, extensive lawn, several mature trees and substantial brick built detached outbuilding







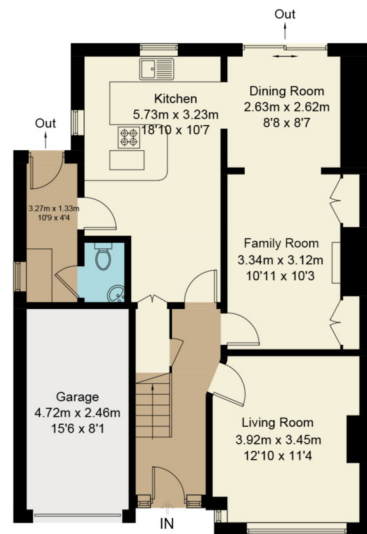
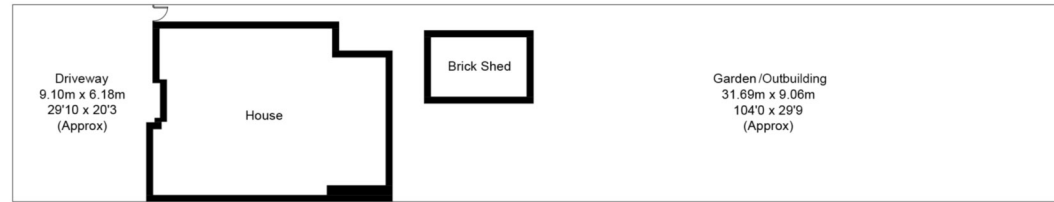




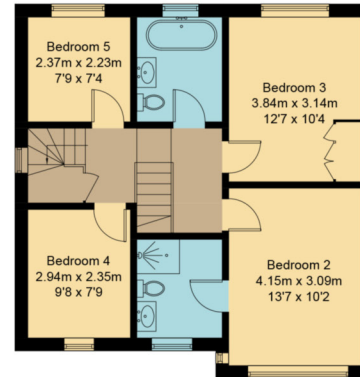


# South Avenue, OX14

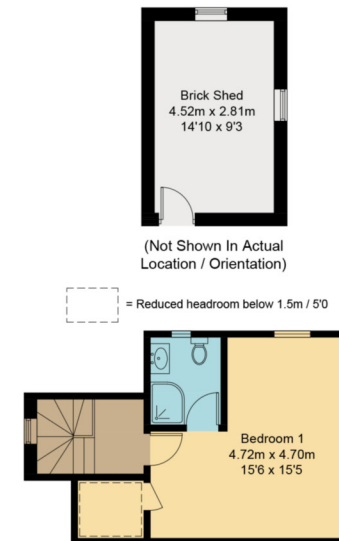
Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 167.7 sq m / 1805 sq ft  
 Brick Shed = 12.7 sq m / 137 sq ft  
 Garden / Driveway Area = 346.8 sq m / 3733 sq ft



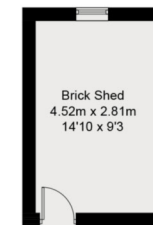
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards.  
 © Mortimer Photography. Produced for Hodsons.  
 Unauthorised reproduction prohibited. (ID1074121)

