



2 Mandeville Close, Abingdon. OX14 2BD

Hodsons
...your move, our passion

2 Mandeville Close

Attractive double fronted four bedroom detached family home, situated in a highly regarded non-estate North Abingdon location offering well presented accommodation throughout complemented by good size gardens, offering high degrees of privacy and excellent potential to substantially extend the existing accommodation, sold with no ongoing chain.

Location




Mandeville Close is a sought after non-estate North Abingdon location comprising of only a few good size detached family homes, 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 both north and south including Oxford city (circa. 6 miles) and the nearby Radley railway station (circa 2 miles) is ideal for commuters to Reading and London.

Directions - What3words spirit.gladiators.sleep

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road. Continue for some way and leave the Boundary House pub on the right hand side. Continue past the layby on the left hand side and the turning on the left hand side onto South Avenue. The next turning on the left hand side is Mandeville Close, where No 2 is found a short way down on the right hand side.



- Inviting entrance hall with cloakroom off and very spacious double aspect living room with central fireplace and double glazed French doors to garden
- Separate dining room and spacious kitchen/breakfast room (these two rooms can easily be combined to create an impressive open plan kitchen/dining/family room)
- Separate utility room with door to gardens
- Light and airy part galleried first floor landing leading to impressive main double bedroom with built-in wardrobe cupboards
- Three further good size bedrooms (two with built-in wardrobe cupboards) and family bathroom
- PVCu double glazed windows, mains gas radiator central heating, fitted water softener and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles leading to garage
- Good size mature rear gardens offering good degrees of privacy and excellent potential to extend the existing accommodation

4		bedrooms	Council tax band	F
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D



Very spacious double aspect living room with central fireplace and double glazed French doors to garden



Good size mature rear gardens offering good degrees of privacy and excellent potential to extend the existing accommodation









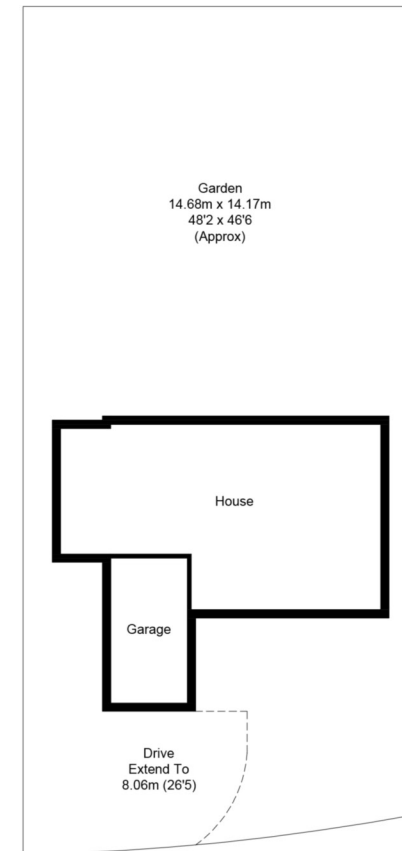
Mandeville Close, OX14

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 146.1 sq m / 1573 sq ft

External Area = 328.2 sq m / 3533 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1033634)

