



32 Hogarth Place, Abingdon OX14 5LP

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## 32 Hogarth Place

**Extended three bedroom family home situated in an established location close to nearby amenities including good schooling, sold with no ongoing chain**

### Location

32 Hogarth Place is situated in an established 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 – swing.slows.split

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Turn left at the following large roundabout onto Caldecott Road. Proceed across the mini-roundabout and almost at the end of this road turn right onto Wilsham Road. Proceed along this road for some way before turning right onto Preston Road and take the first turning on the right hand side onto Hogarth Place, where the property can be found clearly indicated by the for sale board.



- Entrance porch, entrance hall and spacious living room through to family room
- Well equipped kitchen open plan to dining room with double doors to rear gardens
- Utility room leading to ground floor cloakroom
- Three spacious first floor bedrooms complemented by shower room and separate WC
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Rear gardens with patio and artificial lawn and large wooden garden store - the whole enclosed by fencing

3  bedrooms

2  receptions

1  bathrooms

Council tax band C

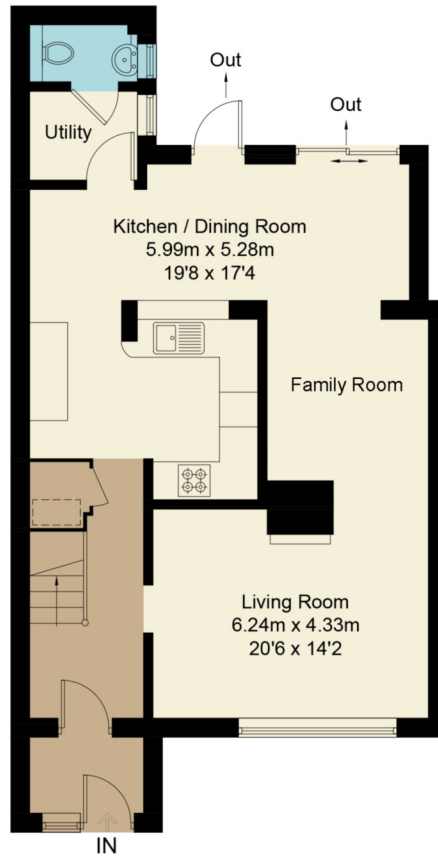
Tenure Freehold

EPC rating C




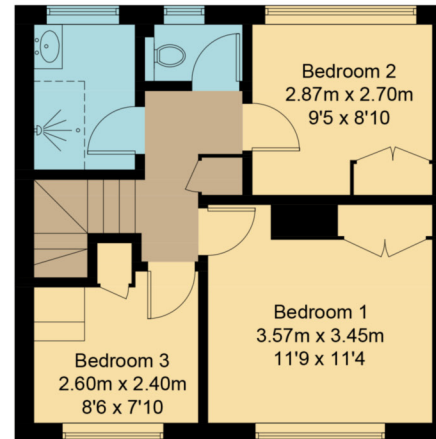
# Hogarth Place, OX14

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft  
Garden Area = 112.1 sq m / 1207 sq ft

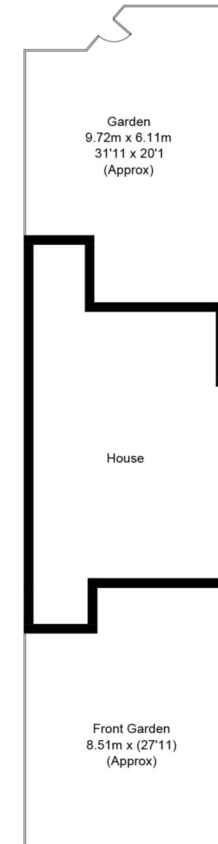


**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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