



3 Hart Close, Abingdon OX14 3XN

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3 Hart Close

Superbly presented and very spacious four bedroom detached family home offering flexible accommodation within this popular end of cul-de-sac location offering easy pedestrian access to nearby excellent schooling and the thriving town centres many amenities.

Location




Hart close is a small sought after cul-de-sac location within the popular Audlett Drive development, which is a short walk from the thriving Abingdon town centre boasting a wide range of amenities. There is a quick route onto the A34 leading to many important destinations including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington

Directions what3words – jelly.storm.affair

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Turn right at the mini-roundabout onto the Radley Road and right again at the following mini-roundabout onto Audlett Drive. Take the second turning on the left hand side onto Reade Avenue and then the first turning on the right hand side onto Hadland Road. Turn right into Hart Close and proceed towards the end where the property is found in the bottom right hand side corner.



- Entrance hall leading to very flexible front family room/dining room and impressive separate living room
- Well equipped open plan kitchen/dining room offering an excellent range of floor and wall units complemented by space for range cooker
- Inner hall leading to ground floor cloakroom/utility room
- Delightful first floor master bedroom with extensive selection of fitted bedroom furniture
- Three further spacious bedrooms (including two double bedrooms) complemented by re-fitted separate shower room
- Double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler)
- Front gardens providing block paved hard standing parking facilities for many vehicles
- Attractive south facing gardens featuring patio and lawn complemented by mature flower and shrub borders and garden store - the whole enclosed by fencing and shrubbery - affording good degrees of privacy

4		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	C

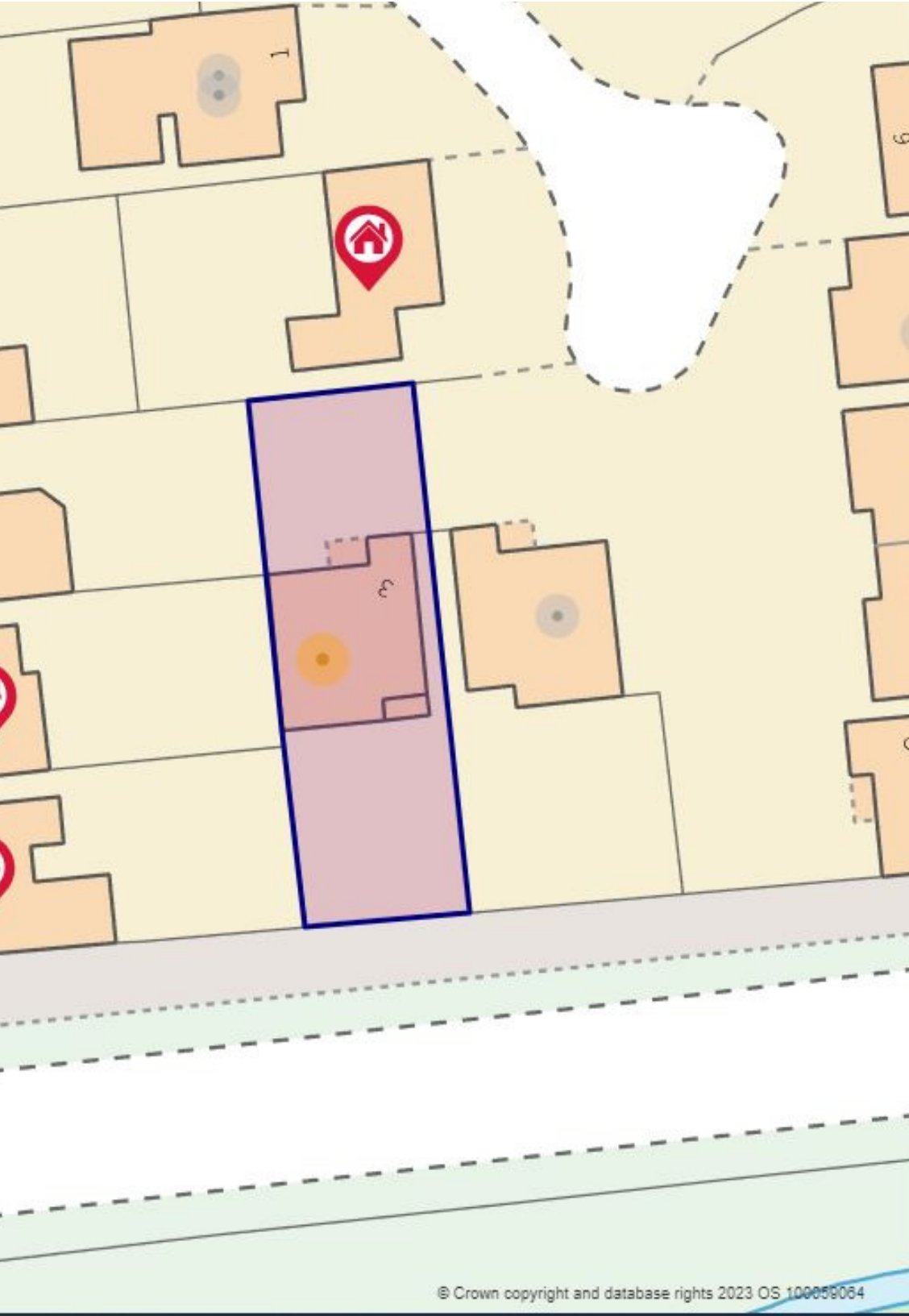


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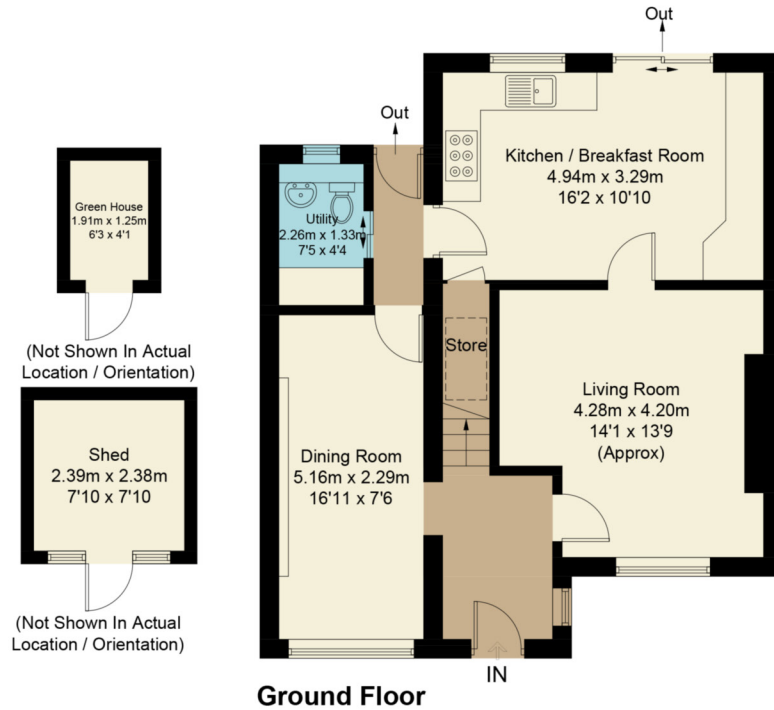






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Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
Outbuildings = 8.1 sq m / 87 sq ft
Total = 121.5 sq m / 1308 sq ft
Garden Area = 165.4 sq m / 1780 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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