



79 Coromandel, Abingdon OX14 5QB

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79 Coromandel

Impressive four bedroom detached family home offering superbly presented accommodation throughout including separate study, well equipped kitchen partly open plan to dining room and a large 20' separate living room with floor to ceiling windows and doors leading onto attractive landscaped, southerly facing rear gardens.

Location

Coromandel is a popular and established location offering easy pedestrian access to nearby shops and schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) boasting a wide range of facilities.

Directions what3words – steered.leads.perch

Leave Abingdon town centre using Ock Street and turn left at the mini roundabout onto the Drayton Road. Proceed across the following two roundabouts and turn left at the traffic lights onto Preston Road. Take the first turn on the right hand side onto Bergen Avenue and then right onto Coromandel where the property is found a short way down on the left hand side clearly indicated by the 'For Sale' board.



- Entrance hall leading to separate study and well equipped kitchen partly open plan to dining room.
- Good size separate living room with large floor to ceiling double glazed windows and sliding door overlooking attractive rear gardens.
- Four good size first floor bedrooms (one with stylishly refitted fully tiled en-suite shower room/wet room) complemented by refitted and fully tiled family bathroom with contemporary white suite.
- PVCu double glazed windows, mains gas radiator central heating and the front gardens provide full width hard standing parking facilities for several vehicles leading to smaller garage, which is currently as a gym.
- Attractive landscaped southerly facing rear gardens featuring patio and artificial lawn, surrounded by flower and shrub and garden store - the whole enclosed by fencing.

4  bedrooms

2  receptions


2  bathrooms

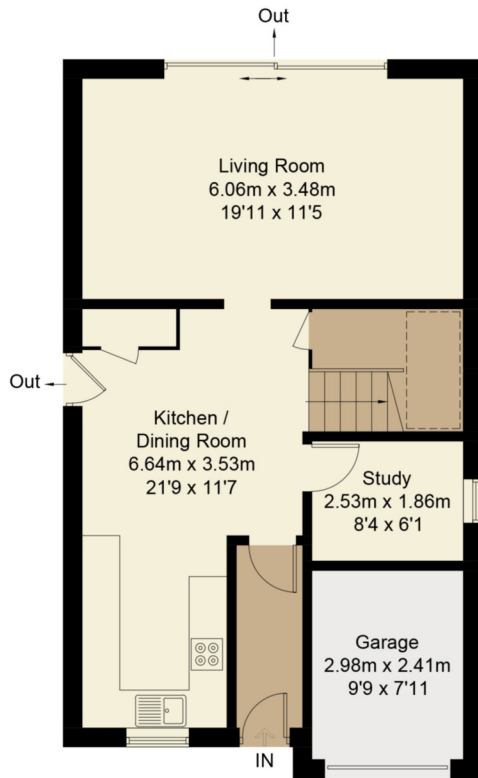
Council tax band D

Tenure Freehold

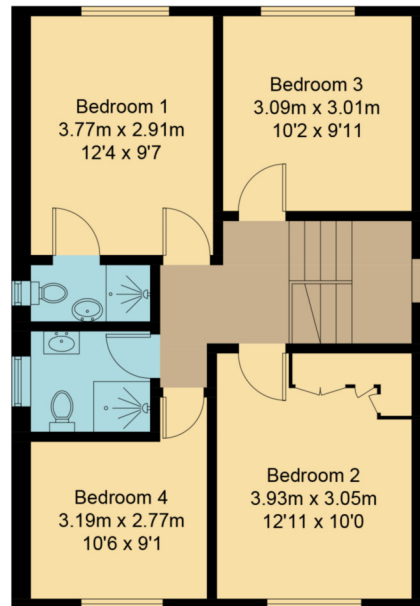
EPC rating C



 = Reduced headroom below 1.5m / 5'0

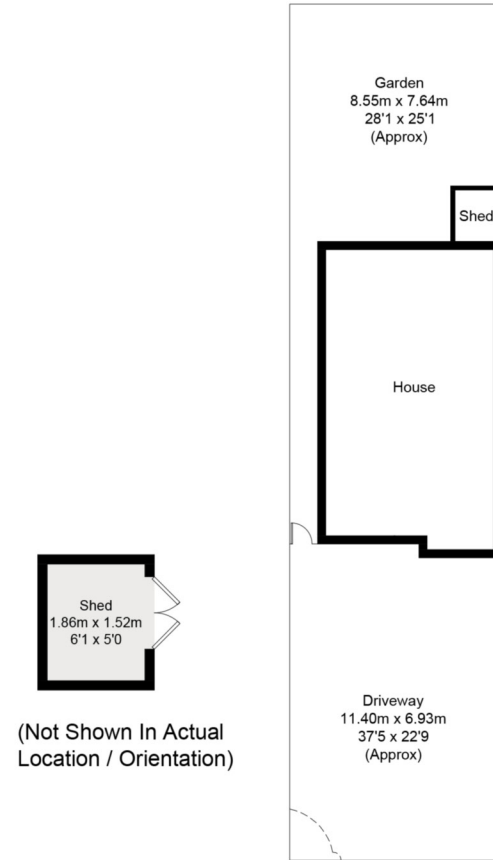


Ground Floor



First Floor

Coromandel, OX14
Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft
Garage = 7.4 sq m / 80 sq ft
Total = 119.7 sq m / 1289 sq ft
Shed = 2.9 sq m / 31 sq ft
Garden / Driveway Area = 158.3 sq m / 1704 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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