



15 Norman Avenue, Abingdon OX14 2HQ

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# 15 Norman Avenue

**Substantially extended and superbly presented 1930's detached family home, well situated within one of Abingdon's most prestigious tree-lined locations complemented by large and most attractive south west facing rear gardens extending to 0.24 of an acre featuring delightful and very versatile garden studio.**

## Location

Norman Avenue is a most attractive tree-lined location comprising of predominantly substantial detached family homes with large gardens providing a very pleasant overall non-estate setting which has led to its reputation as one of Abingdon's premier destinations. There is easy pedestrian access to many nearby amenities including excellent schooling, sporting facilities and Abingdon town centre with its many facilities. There is a quick route to the Oxford ring road providing easy vehicular access to many important routes proceeding both north and south. Useful distances include Abingdon town centre (circa. 1.2 miles), Oxford city (circa. 6 miles) and Didcot town (circa. 8 miles) with its mainline railway station to London Paddington approximately 45 minutes).

## Directions

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road and after approximately a quarter of a mile turn right onto Norman Avenue where No. 15 is situated some way down on the right hand side clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to refitted ground floor cloakroom and delightful separate front living room with large bay window
- Stunning extended lifestyle room featuring contemporary fireplace, stylish refitted well equipped kitchen open plan to very flexible family/dining areas with part vaulted ceiling and patio doors leading to rear gardens
- Very flexible family room/alternative double bedroom with en suite facilities and separate utility room leading to integral garage
- Impressive first floor master bedroom with refitted en-suite shower room, two further bedrooms (all benefit from built in wardrobe cupboards) and refitted family bathroom
- PVC double glazed windows, mains gas radiator central heating and the vendors are purchasing an end of chain property
- Outside the front gardens provide hard standing parking facilities for several vehicles leading to integral garage
- Large and most attractive 167' south west facing rear gardens (total plot extends to 0.24 of an acre) including full width patio and extensive lawn - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy
- Substantial and very versatile fully insulated detached garden studio with light, power and broadband fibre connection complemented by delightful partly covered seating area

4  bedrooms

2  receptions

3  bathrooms

Council tax band G

Tenure Freehold

EPC rating D



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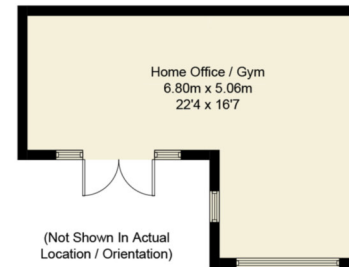
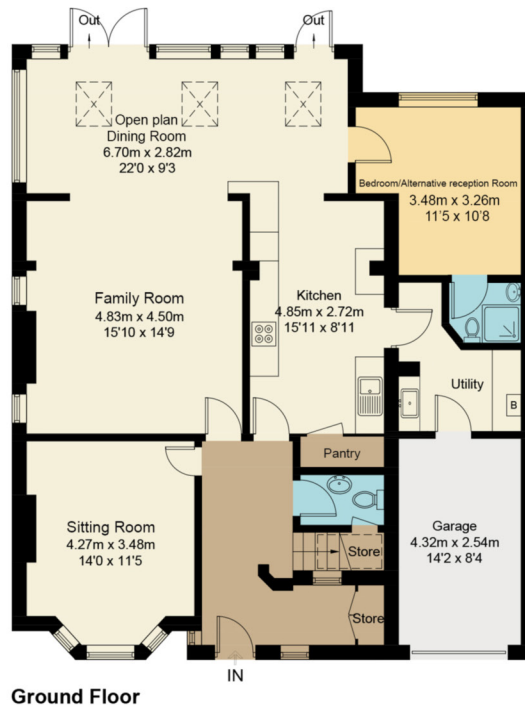
## Norman Avenue, OX14

Approximate Gross Internal Area = 201.4 sq m / 2168 sq ft

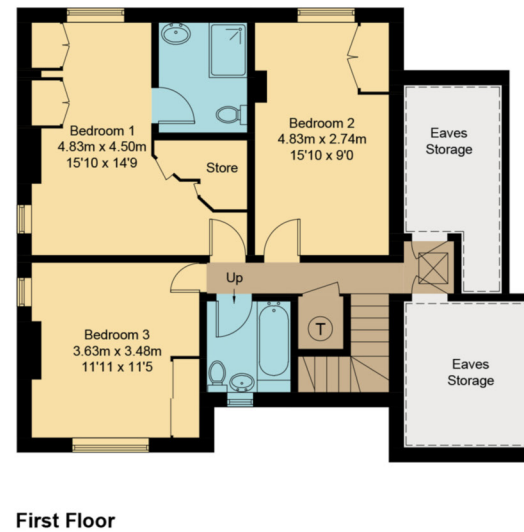
Garage = 25.3 sq m / 272 sq ft

Total = 226.7 sq m / 2440 sq ft

External Area = 744.6 sq m / 2231 sq ft



= Reduced headroom below 1.5m / 5'0



Floor plan produced in accordance with RICS Property Measurement Standards.  
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