



21 Waxess Close, Abingdon OX14 2NG

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21 Waxes Close

Very spacious three bedroom family home offering many features including large living room and dining room with well equipped separate kitchen with doors leading to rear gardens well situated in a desirable North Abingdon location close to excellent local schooling and many nearby amenities, sold with no ongoing chain.

Location

Waxes Close is a popular cul-de-sac located within the heart of the North Abingdon Peachcroft development, offering easy pedestrian access to many nearby amenities including the sought after Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles). The A34 intersection is a short drive providing a quick route to many destinations proceeding both north and south. For railway commuters there is Radley railway station (circa. 1 mile) and Didcot mainline railway station to London Paddington (circa 8 miles).

Directions what3words – swept.return.jumps

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road. Continue to the end and turn right at the large roundabout onto Twelve Acre Drive. Take the third turning on the right hand side onto Peachcroft Road and then the second turning onto Hedgemead Avenue. Turn right into Waxes Close and towards the end keep right where the property is found on your left hand side, clearly indicated by the For Sale board.



- Entrance hall leading to large living/dining room with French doors leading to the rear gardens
- Recently refitted well equipped kitchen benefitting from a good selection of floor and wall units and many integrated electrical appliances with door to integral garage and garden
- Three spacious first floor bedrooms complemented by refitted wet room
- uPVC double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Hard standing parking facilities for several vehicles leading to integral garage (ideal potential for conversion if required)
- Well equipped low maintenance westerly facing rear gardens - the whole enclosed by fencing

3  bedrooms

1  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating C



Waxes Close, OX14

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft
(Including Garage)

Garden / Driveway Area = 104.8 sq m / 1128 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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