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53 Buscot Drive, Abingdon OX14 2BL

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## 53 Buscot Drive

Spacious and superbly presented three bedroom family home well situated in a popular North Abingdon location close to nearby amenities offering many features including well equipped kitchen/breakfast room complemented by utility room and delightful living room with double doors leading to large attractive southerly facing rear gardens benefitting from double gates providing rear vehicular access to hard standing parking facilities, combined with further alternative parking spaces to the front of the property.

### Location

Buscot Drive is an established location and offers easy pedestrian access to nearby shops and excellent primary schooling, namely Rush Common School and for older children, Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations both north and south. Useful distances include Abingdon town centre (circa. 1.5 miles), Oxford city centre (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its useful mainline railway station to London Paddington (circa. 9 miles).

### Directions what3words – hodsons.front.door

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road. Turn right at the second set of traffic lights onto Appleford Drive. Take the first turning on the left hand side onto Welford Gardens and take the first turning on the right hand side into Buscot Drive where number 53 is clearly indicated by the For Sale board.



- Entrance porch leading to entrance hall and spacious and very well equipped kitchen/breakfast room offering an excellent selection of floor and wall units complemented by many built in electrical appliances and utility room
- Delightful living room with fireplace and double doors leading to large southerly facing rear gardens
- Three first floor bedrooms (including two good size double bedrooms) complemented by stylishly fitted family bathroom with contemporary white suite and fully tiled walls
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing embossed hard standing parking facilities and to the rear are much larger than average attractive southerly facing rear gardens including large embossed patio and extensive lawn which leads to double gates providing rear vehicular access onto embossed hard standing

3  bedrooms

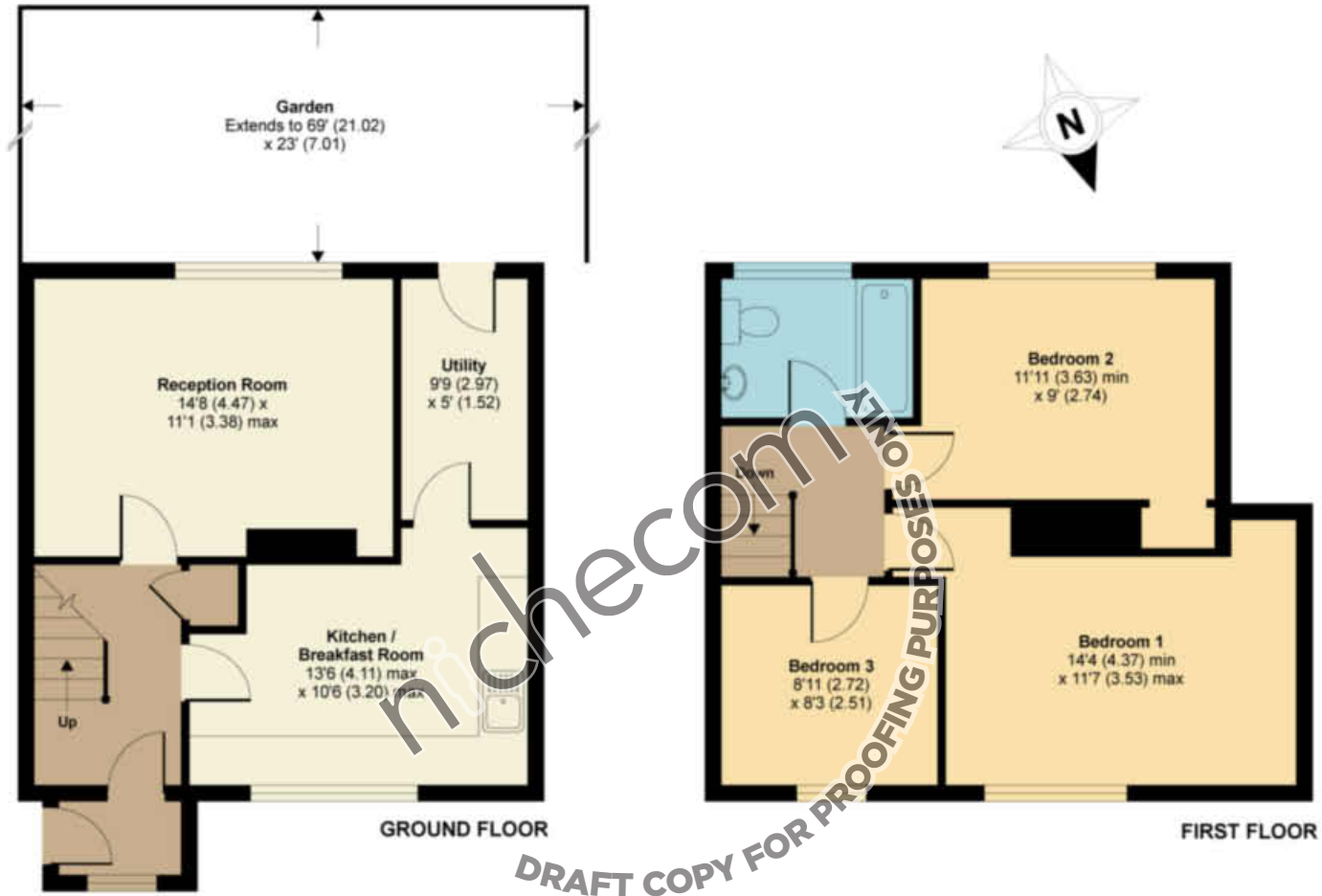
Council tax band C

1  receptions

Tenure Freehold

1  bathrooms

EPC rating TBC



## Buscot Drive, Abingdon, Oxfordshire, OX14

APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT 82.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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