



1 Park Road, Abingdon OX14 1DA

**Hodsons**  
...your move, our passion



# 1 Park Road

Situated within the heart of the thriving Abingdon town centre, an individual detached bungalow surrounded by low maintenance walled gardens complemented by private parking facilities accessed through secure gates, sold with no ongoing chain.

## Location

1 Park Road is situated in a highly sought after non-estate location, a short walk from the thriving market town of Abingdon and within the catchment area of St Nicholas primary, John Mason secondary and The Europa School and the highly regarded school of St Helens and St Katherines and Abingdon boys school. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

## Directions what3words – entire.sheets.pinch

From Hodsons town centre office proceed along Ock Street in a southerly direction and take the second turning on the right hand side onto Conduit Road. Proceed to the end and turn right onto Park Road. Continue to the end where large double wooden gates provide access to the two private parking facilities for the bungalow and pedestrian gate to the gardens.



- Entrance hall leading to cloakroom and spacious oak fitted kitchen offering a good selection of oak fronted floor and wall units
- Delightful double aspect living room with double glazed bay window, attractive fireplace and double glazed French doors leading to gardens
- Light and airy double glazed conservatory featuring double glazed windows to three sides, vaulted ceiling and fitted radiator
- Large 16' double aspect main bedroom with double glazed bay window, spacious second bedroom and bathroom
- Features include double glazed windows, mains gas radiator central heating (efficient replacement condensing gas boiler) and the property would be sold with no ongoing chain
- Low maintenance walled landscaped gardens predominantly paved including wonderful covered seating area - the whole enclosed by brick walling, affording high degrees of privacy
- Pedestrian gate leading to secure private parking facilities for two vehicles approached through two large wooden locked gates

2  bedrooms

1  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating D



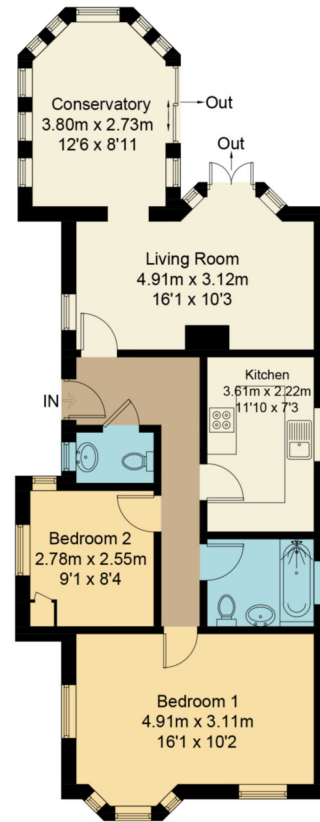
## Park Road, OX14

Approximate Gross Internal Area = 71.8 sq m / 773 sq ft

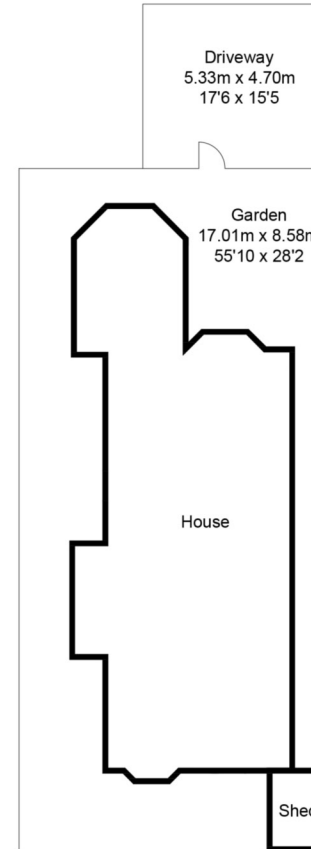
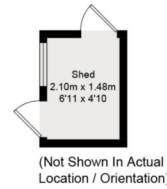
Shed = 3.2 sq m / 34 sq ft

Total = 75 sq m / 807 sq ft

Garden / Driveway Area = 110.2 sq m / 1186 sq ft



**Ground Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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