



15 Westfields, Abingdon OX14 1BA

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15 Westfields

Stunning four bedroom semi-detached family home offering superbly presented and very flexible accommodation over three floors situated in a delightful end of cul-de-sac location within a short walk of many nearby amenities, complemented by mature west facing rear gardens leading onto an attractive open aspect.

Location

Situated in a desirable no-through end of cul-de-sac location the property offers easy pedestrian access to nearby excellent state and private schooling, the delightful Albert Park and the thriving town centre's wide range of facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 8.6 miles) and Didcot with its useful mainline railway station to London Paddington (circa. 7.4 miles).

Directions what3words – campus.dummy.secretly

Leave Abingdon town centre using Ock Street and turn right at the mini-roundabout onto Spring Road. After some way, turn left onto Spring Gardens and then take the first turning on the right hand side onto Westfields where No.15 is found on the left hand side, clearly indicated by the for sale board.



- Entrance hall leading to separate study, refitted utility room with refitted cloakroom off
- Delightful front living room with large double glazed bay window, real wood flooring and attractive fireplace and double internal folding doors
- Open plan kitchen/dining room offering an excellent selection of floor and wall units with several built-in electrical appliances complemented by double doors leading to attractive west facing rear gardens
- Three first floor bedrooms complemented by family bathroom
- Stunning and very large recently completed top floor master bedroom boasting excellent ceiling heights, an extensive selection of built-in wardrobe cupboards complemented by fabulous elevated views and refitted en-suite shower room with contemporary suite including double shower cubicle
- Mains gas radiator central heating (complemented by Wi-Fi controlled NEST system), PVC double glazed windows, hard wired smoke detectors, stylish oak internal fire doors and Wi-Fi enabled bulbs in a number of the downstairs rooms
- Front gardens providing hard standing parking facilities and to the rear are mature and well screened west facing rear gardens providing delightful seating areas before leading onto an attractive open aspect

4  bedrooms

3  receptions

2  bathrooms

Council tax band D

Tenure Freehold

EPC rating D

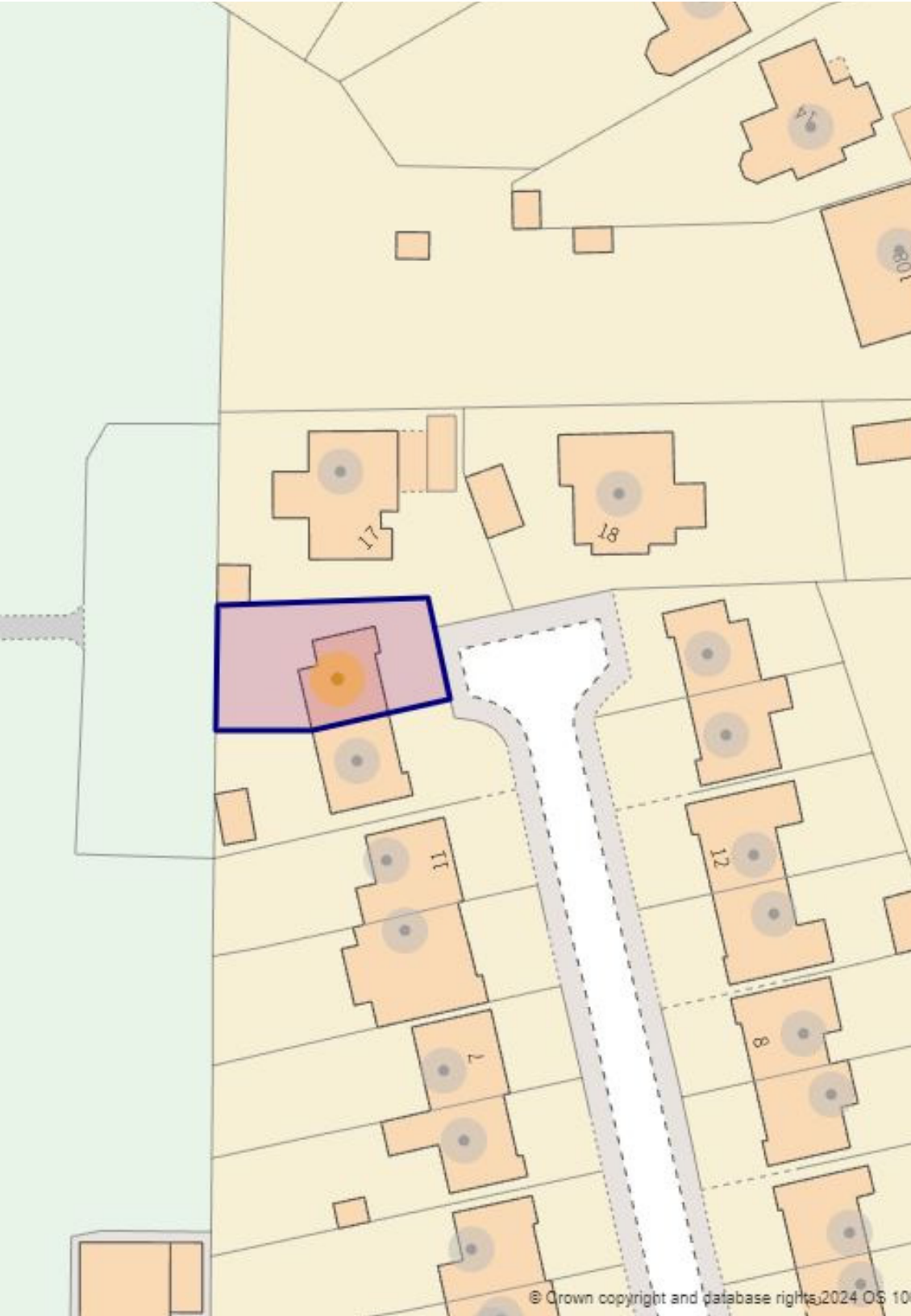


Delightful front living room with large double glazed bay window, real wood flooring and attractive fireplace and double internal folding doors



Well screened west facing rear gardens providing delightful seating areas before leading onto an attractive open aspect









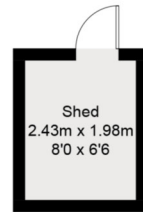
Westfields, OX14

Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft (Excluding Void)

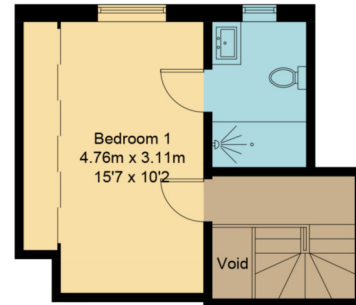
Shed = 4.8 sq m / 52 sq ft

Total = 125.4 sq m / 1350 sq ft

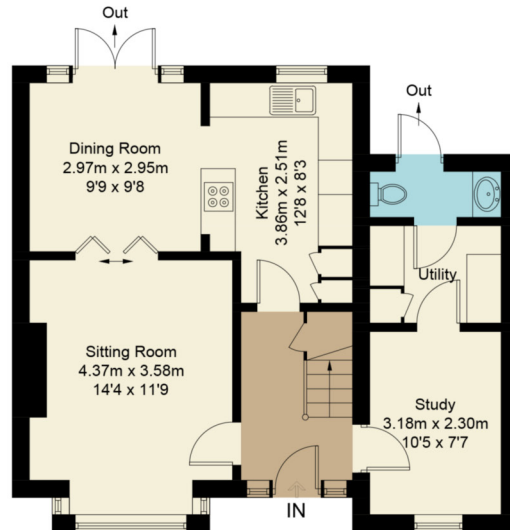
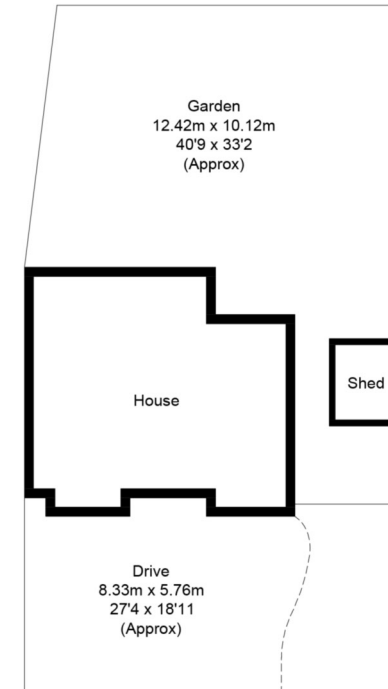
External Area = 204.9 sq m / 2205 sq ft



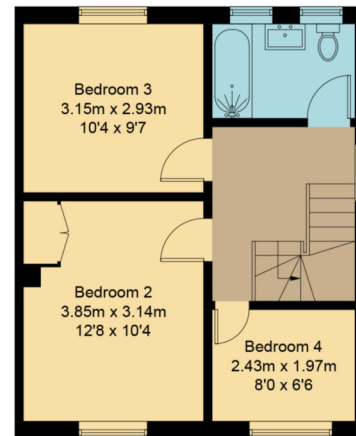
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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