



1 Finmore Close, Abingdon OX14 1HF

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# 1 Finmore Close

Substantially extended and superbly presented family home offering a wonderful contemporary lifestyle including stylishly refitted kitchen and delightful living room with attractive fireplace, both partly open plan to an impressive 23' dining/family room leading onto southerly facing rear gardens, well situated within this established Abingdon location close to many nearby amenities including excellent schooling.

## Location

Finmore Close is a popular and very established location situated on the edge of Abingdon town centre and offers easy pedestrian access to many nearby amenities including the St Nicholas Primary School and John Mason Secondary School. Useful distances include Abingdon town centre (circa. 1.2 miles) and Oxford city (circa. 7.1 miles).

## Directions what3words – pipe.darker.pits

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Proceed across the roundabout onto the Wootton Road. Take the first turning on the right hand side onto Boxhill Walk. Take the first turn on the left hand side into Lenthall Road. and turn left into Finmore Close where the property is clearly indicated by the 'For Sale' board on the left hand side.



- Inviting entrance hall leading to refitted ground floor cloakroom
- Stylishly refitted kitchen partly open plan to very light and airy double aspect family/dining room with large double glazed doors opening onto the rear southerly facing gardens
- Delightful, partly open plan living room with attractive fireplace and inset dual fuel cast iron burning stove
- Three first floor double bedrooms (all benefitting from built-in wardrobe cupboards) complemented by wonderful and very spacious four piece luxury bathroom including roll top bath and large separate shower cubicle
- Replacement PVC double glazed windows, mains gas radiator central heating (efficient replacement condensing gas boiler) and the property has been electrically rewired
- Outside the front gardens lead to on-street parking facilities (there is potential to drop the kerb to provide private parking facilities within these gardens as is the case with other surrounding properties)
- Well maintained southerly facing rear gardens benefitting from patio, extensive lawn, large wooden garden store - the whole enclosed by fencing

3  bedrooms

Council tax band C

2  receptions

Tenure Freehold

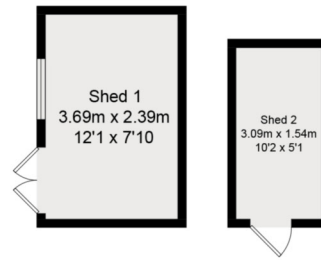
1  bathrooms

EPC rating C

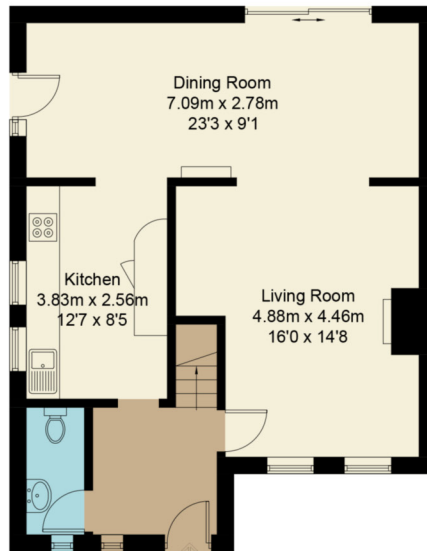


## Finmore Close, OX14

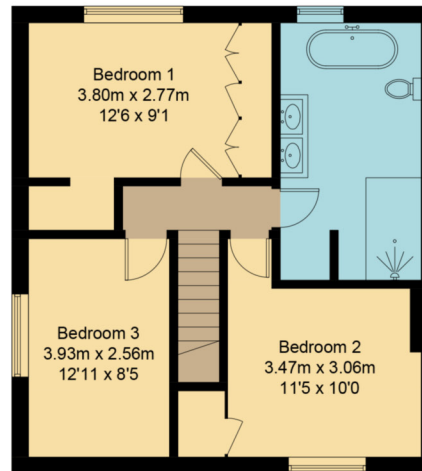
Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft  
Sheds = 13.7 sq m / 148 sq ft  
Total = 130.6 sq m / 1406 sq ft  
Garden Areas = 180.5 sq m / 1943 sq ft



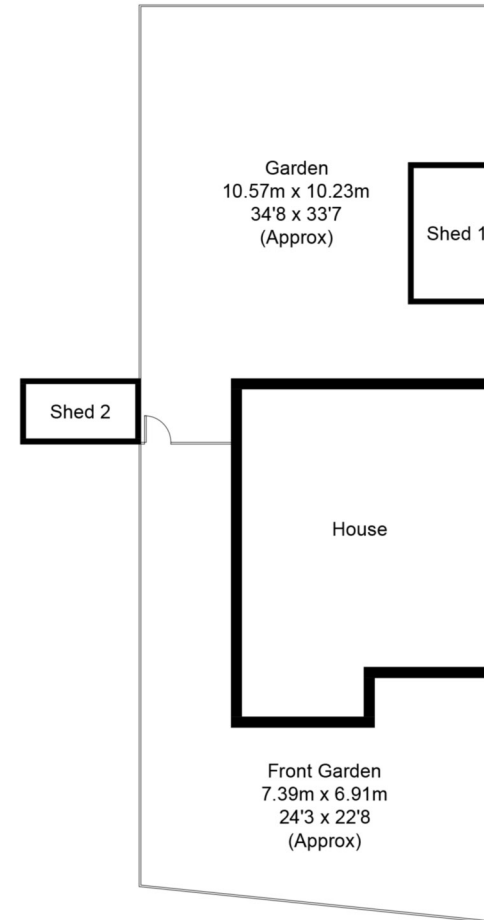
(Not Shown In Actual Location / Orientation)



Ground Floor IN



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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