



45 Laurel Drive, Southmoor OX13 5DJ

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## 45 Laurel Drive

**Spacious three bedroom semi-detached family home well situated within the heart of this popular village, close to many nearby amenities, offering many features including wide front gardens providing hard standing parking facilities for many vehicles leading to large 37' double length garage and double glazed conservatory leading onto well screened enclosed rear gardens.**

### Location

45 Laurel Drive is well-situated within the heart of this very popular village and is within walking distance of the village's many amenities which include general store, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon and the City of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford City (circa. 9 miles). The nearby A420 provides easy access to the M4 at junction 13 to Newbury.

### Directions what3words – lyricist.arts.reapply

Leave Abingdon on the A415 and proceed through the village of Marcham. At the T-junction turn right and then immediately left again onto the A415. Continue to Kingston Bagpuize and at the mini-roundabout turn left onto the Faringdon Road signposted Southmoor. Proceed for approximately half a mile and turn right immediately after the Crossroads Garage onto Draycott Road. Take the first turning on the right hand side onto Blandy Avenue and then the second turning on the right hand side onto Laurel Drive where the road forks off. The property can be found clearly indicated by the 'For Sale' board.



- Entrance hall leading to spacious open plan living room/dining room which in turn leads to double glazed conservatory with double doors to rear gardens
- Well equipped kitchen
- Three first floor bedrooms (including two double bedrooms) complemented by family bathroom with white suite
- PVC double glazed windows and mains gas radiator central heating
- Wider than average front gardens providing parking facilities for several vehicles
- Large double length 37' garage with light and power and double doors to rear gardens
- Well screened rear gardens incorporating patio and lawn, large wooden garden store - the whole enclosed by trees, shrubbery and fencing

3  bedrooms

2  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating E



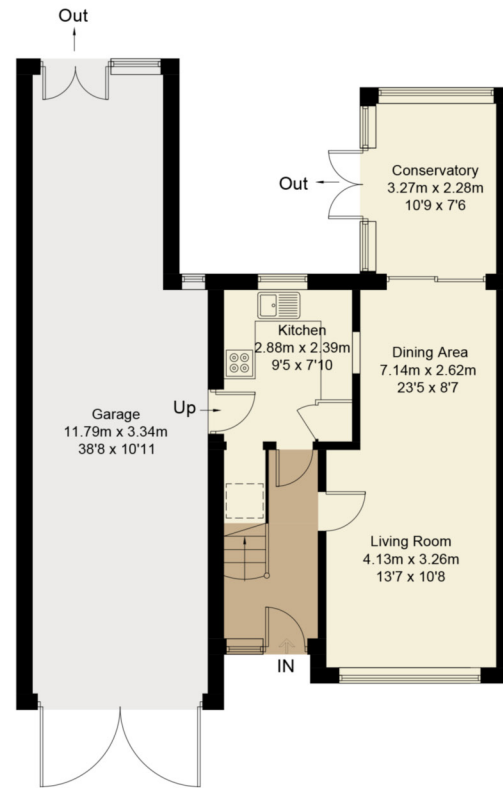
## 45 Laurel Drive, OX13

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

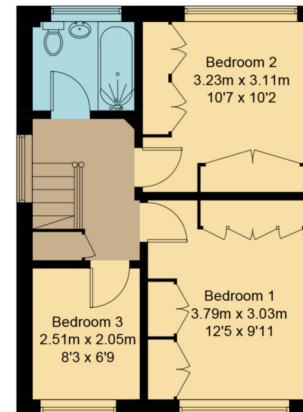
Garage = 36.8 sq m / 396 sq ft

Total = 119.2 sq m / 1283 sq ft

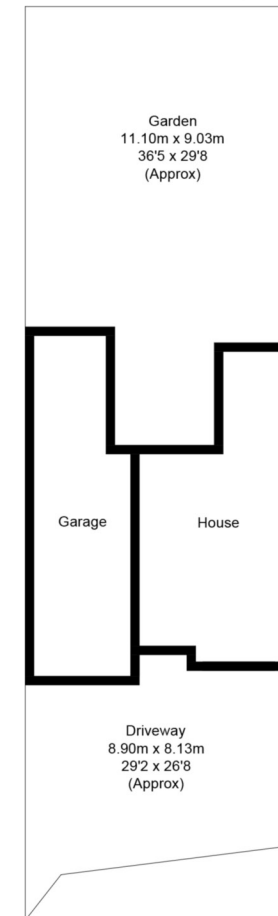
Garden / Driveway = 183.2 sq m / 1972 sq ft



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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