



45 Coromandel, Abingdon. OX14 5QD

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## 45 Coromandel

**Spacious three bedroom detached bungalow, offering well presented accommodation within this very popular location, complemented by integral garage and attractive southerly facing rear gardens offering good degrees of privacy and is sold with no ongoing chain.**

### Location




Coromandel is a popular and established location offering easy pedestrian access to nearby shops and schooling. there is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) boasting a wide range of facilities.

### Directions what3words – reverted.suitably.valid

Leave Abingdon town centre using Ock Street and turn left at the mini roundabout onto the Drayton Road. Proceed across the following two roundabouts and turn left at the traffic lights onto Preston Road. Take the first turn on the right hand side onto Bergen Avenue and then left onto Coromandel where the property is found on the right hand side in numerical order.

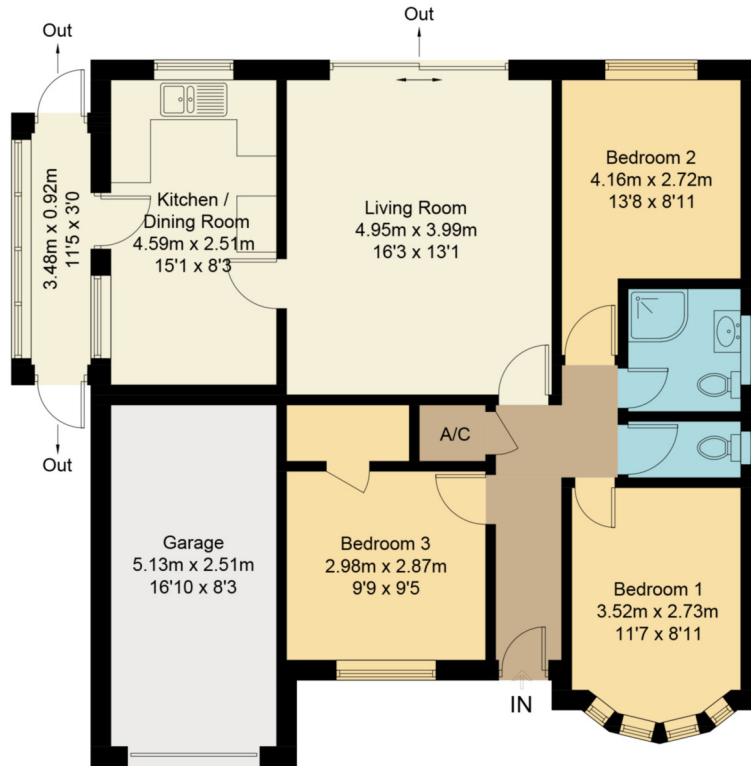


- Inviting entrance hall leading to delightful living room overlooking attractive southerly facing rear gardens
- Well equipped open plan kitchen/dining room leading to enclosed side porch with doors to both front and rear gardens
- Three spacious bedrooms complemented by shower room and separate cloakroom
- PVC double glazed windows, mains gas radiator central heating and the property is sold with no-ongoing chain
- Front gardens providing embossed hard standing parking facilities leading to integral garage.
- To the rear are attractive southerly facing gardens featuring patio and artificial lawn, complemented by mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy

3		bedrooms	Council tax band	D
1		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D

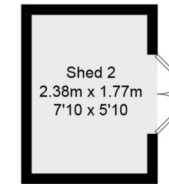
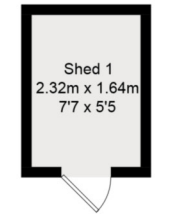
# Coromandel, OX14

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 92.0 sq m / 990 sq ft  
 Sheds = 8.0 sq m / 86 sq ft  
 Garden / Driveway Area = 210.7 sq m / 2268 sq ft



**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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(Not Shown In Actual Location / Orientation)

