



18 Curtis Avenue, Abingdon OX14 3TT

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# 18 Curtis Avenue

Spacious modern three bedroom semi-detached family home, featuring well maintained accommodation including spacious living room and desirable open plan kitchen/dining room leading onto attractive and well maintained rear gardens, situated in a delightful cul-de-sac location offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities.

### Location

Curtis Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, delightful walks along the river Thames, Abingdon town centre with its wide range of facilities including close proximity to Waitrose supermarket, The Abbey Meadows playground and outdoor pool and the much sought after Thomas Reade primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations both north and south.

### Directions what3words – sound.shorts.decreased

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Turn right at the mini-roundabout onto the Radley Road and at the next mini-roundabout turn right again onto Audlett Drive. Take the first turning on the left hand side onto Curtis Avenue, take the second exit on the left hand side where the property is found at the end of the cul-de-sac clearly indicated by the For Sale board.



- Entrance hall leading to spacious living room with beechwood flooring (extending throughout the whole of the ground floor)
- Desirable open plan kitchen/dining room offering an excellent selection of floor and wall units complemented by recently replaced Bosch oven.
- Three first floor bedrooms (two with built-in/fitted wardrobe cupboards and stylishly refitted family bathroom)
- Mains gas radiator central heating and PVC double glazed windows
- Front garden providing hard standing parking facilities leading to attached garage
- Well maintained and fully enclosed rear gardens offering excellent potential to substantially extend the existing accommodation

3  bedrooms

1  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating C



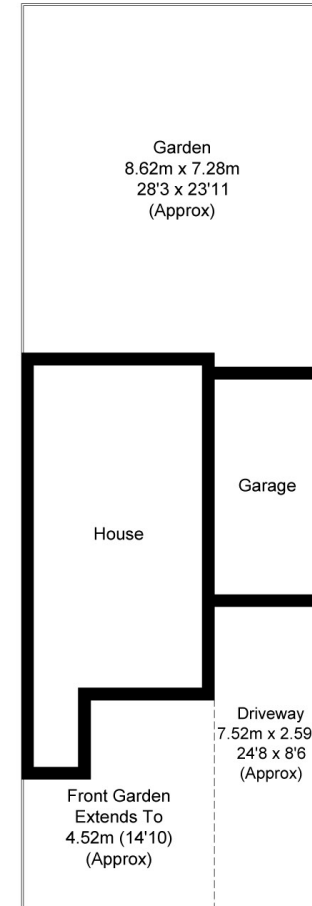
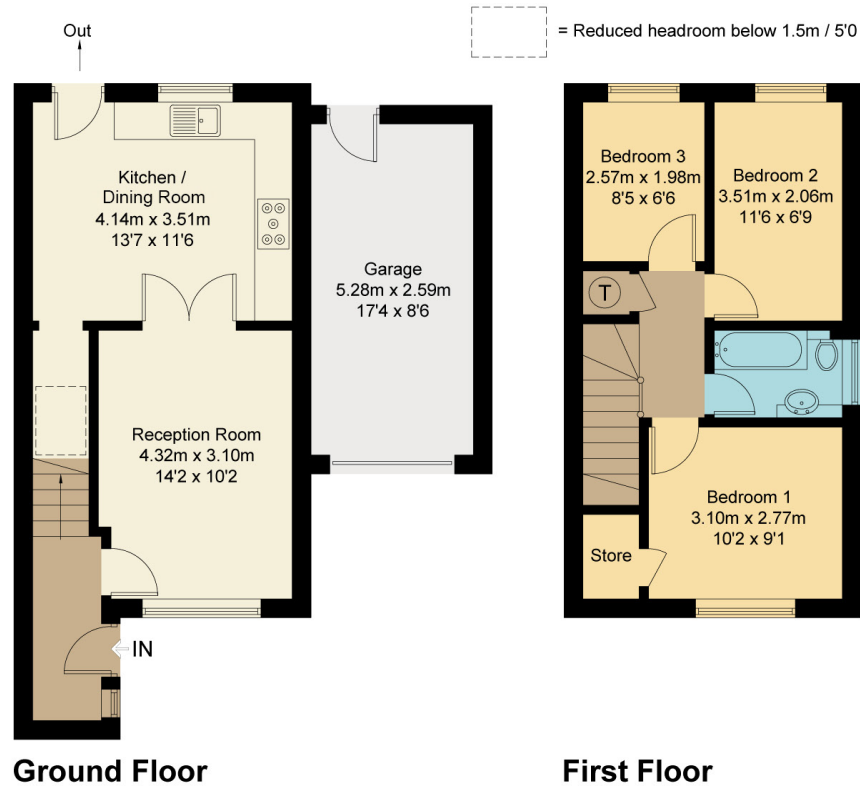
## Curtis Avenue, OX14

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 82.5 sq m / 888 sq ft

Garden / Driveway Area = 109.9 sq m / 1183 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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