



42 Spring Road, Abingdon OX14 1AN

Hodsons
...your move, our passion

42 Spring Road

Wonderful Georgian period townhouse offering spacious and superbly presented family accommodation of immense character over three floors, offering easy pedestrian access to the nearby Albert park, excellent schooling and thriving town centre's many amenities complemented by mature west facing rear gardens leading to private parking facilities.

Location

42 Spring Road is situated in a sought after non estate location only a short walk from the delightful Albert Park and the thriving Abingdon town centre offering a wide range of amenities. Several excellent schools are close by and there is a quick route onto the A34 leading to many important destinations north and south including Oxford city. Useful distances include Abingdon town centre (circa. .5 miles), Oxford city (circa. 8 miles) and Didcot with its mainline railway station to London Paddington (circa. 7.2 miles).

Directions what3words – [emporium.clips.warriors](#)

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Turn left at the mini-roundabout onto the Faringdon Road. Turn left at the following mini-roundabout onto Spring Road where No. 42 is found some way down on the right hand side, clearly indicated by the 'For Sale' board. Please note that the private parking space is accessed by turning immediately left after the property and found a short way down on the left hand side.



- Enclosed entrance porch leading to delightful front living room with attractive open fireplace with fitted storage cupboards and shelving to either side
- Separate dining room with attractive fireplace with inset cast iron log burning stove and stylishly refitted kitchen offering a good selection of floor and wall units complemented by many built in electrical appliances with oak working surfaces over
- Rear porch leading to refitted ground floor cloakroom and separate utility room
- Very spacious first floor main double aspect double bedroom offering many features including oriel window and original wide floorboards and attractive fireplace complemented by adjoining dressing area with walk-in wardrobe cupboard off and older style and very spacious four piece family bathroom
- Two spacious top floor bedrooms offering attractive elevated views
- Features include mains gas radiator central heating, oak internal doors and many of the windows are attractive sash windows
- Outside to the rear are mature and very well screened west facing rear gardens with path leading to large detached garden studio.
- Gate providing rear access leading directly to private parking space accessed from the adjoining lane

3  bedrooms

2  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating E

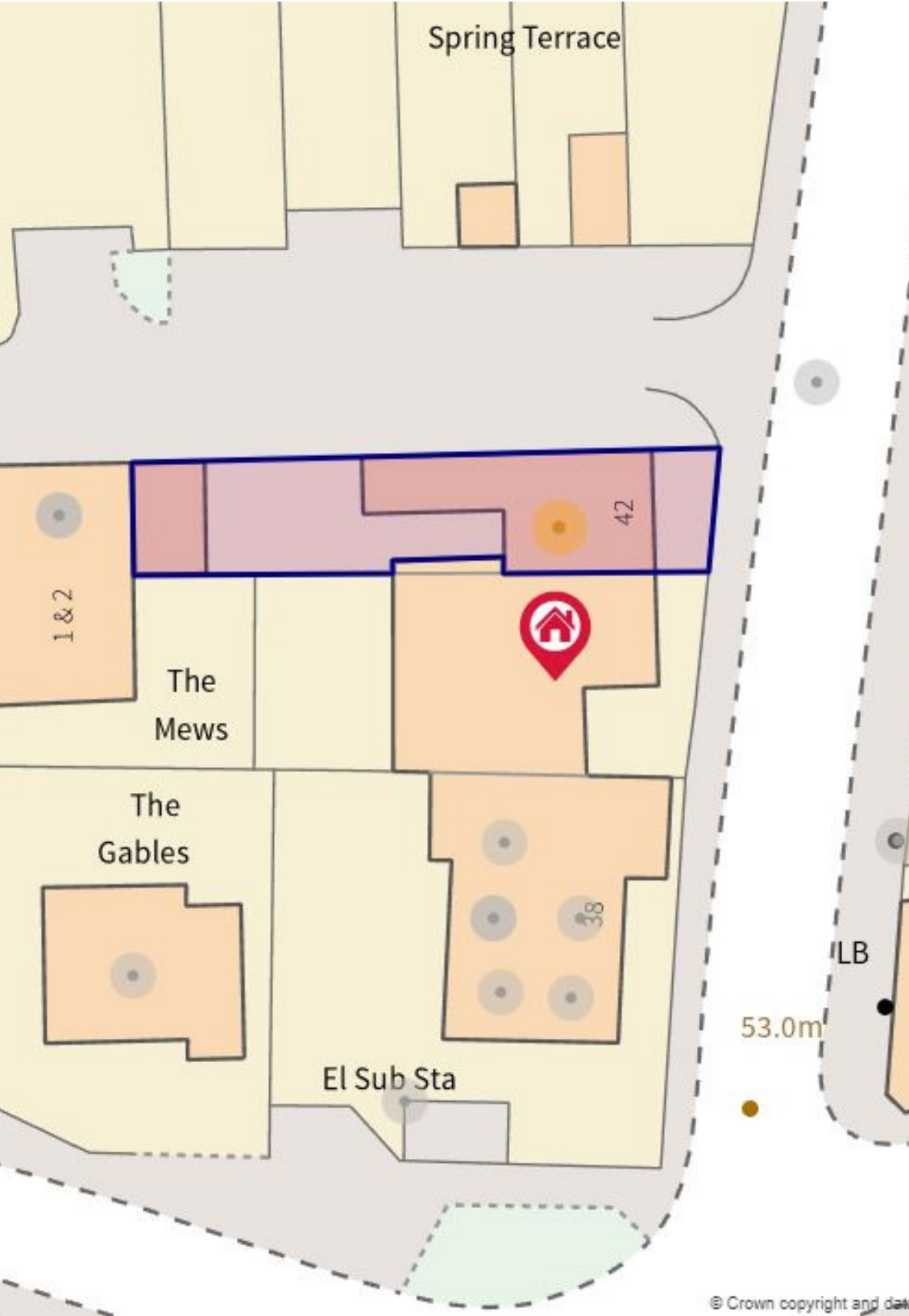


Delightful front living room with attractive open fireplace with fitted storage cupboards and shelving to either side



Outside to the rear are mature and very well screened west facing rear gardens with path leading to large detached garden studio.



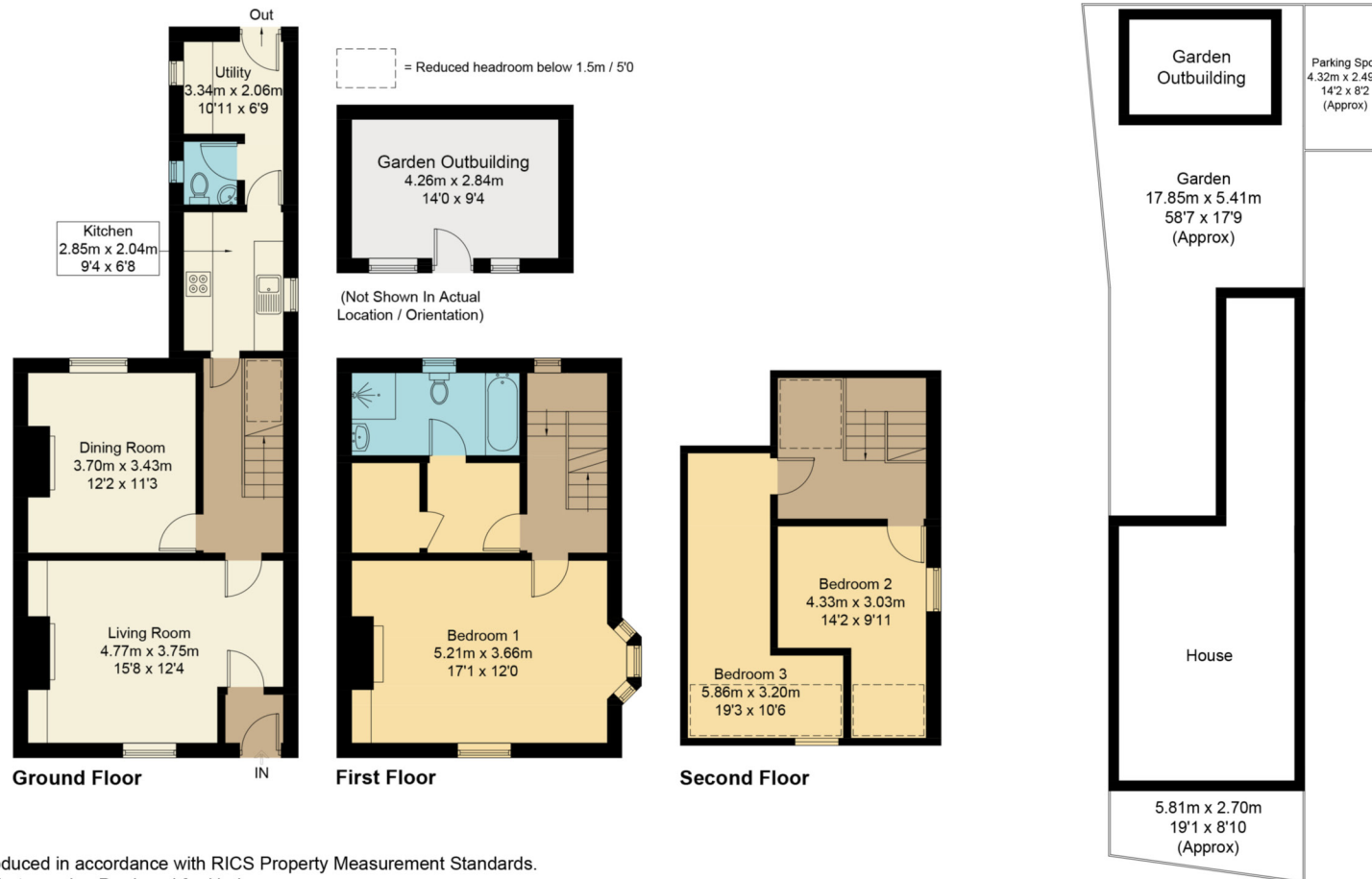






Spring Road, OX14

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft
Garden Outbuilding = 12.2 sq m / 131 sq ft
Total = 140.0 sq m / 1507 sq ft
Garden & Parking Spot Area = 101.4 sq m / 1091 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1011755)

