



18 Longfellow Drive, Abingdon OX14 5PQ

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# 18 Longfellow Drive

**Extremely well positioned family home overlooking a pleasant green in this popular residential development. Extended to now provide a spacious and highly versatile residence with a garage and parking.**

## Location

18 Longfellow Drive is well-situated within this popular development and offers easy access to many nearby amenities. There is a quick route onto the A34 intersection leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with the useful mainline railway station to London Paddington.

## Directions what3words – proofs.immediate.noting

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed across the following large roundabout and turn right at the next mini-roundabout onto Mill Road. Take the first turn on the left hand side onto Wordsworth Road and at the 'T' junction turn right onto Longfellow Drive where No. 18 is found in numerical order, clearly indicated by the 'For Sale' board.



- Entrance porch through to a good size, light, living room over looking the green.
- Spacious fitted kitchen/dining room spanning the full width of the house.
- Highly versatile additional reception room over looking the gardens. ideal as a sitting room, generous study or guest bedroom if so required as the room further benefits from a good size shower room
- To the first floor are three well proportioned bedrooms and a modern family bathroom
- Rear gardens offering good degrees of privacy
- Single garage and driveway parking

3  bedrooms

2  receptions

2  bathrooms

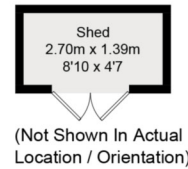
Council tax band D

Tenure Freehold

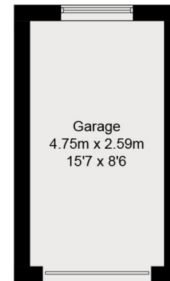
EPC rating D

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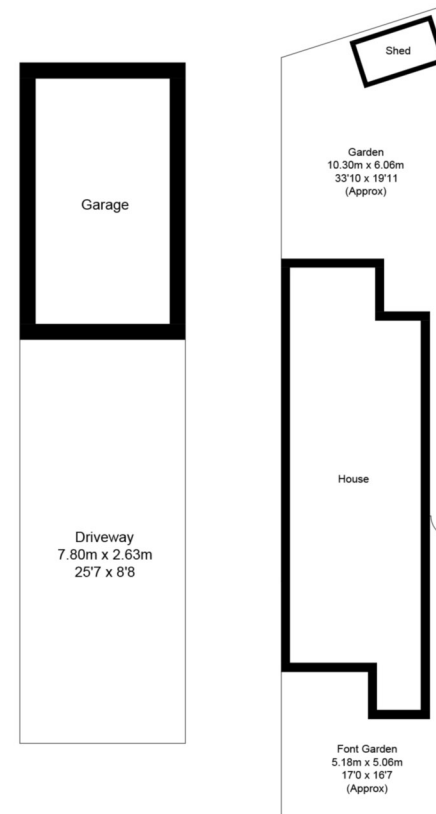
Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 115.1 sq m / 1239 sq ft  
 Shed = 3.8 sq m / 41 sq ft  
 Garden / Driveway Area = 110.6 sq m / 1190 sq ft



(Not Shown In Actual Location / Orientation)



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Floor plan produced in accordance with RICS Property Measurement Standards.  
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