



89 Sherwood Avenue, Abingdon OX14 3TU

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89 Sherwood Avenue

Spacious and very well presented two bedroom terraced home, well situated to offer easy pedestrian access to many nearby amenities including excellent schooling and the thriving town centre, complemented by low maintenance fully enclosed south east facing rear gardens.

Location

89 Sherwood Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, Abingdon town centre with its wide range of amenities 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 north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Directions what3words – short.trim.straw

Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Turn right at the mini-roundabout onto the Radley Road and at the following mini-roundabout turn right onto Audlett Drive. Take the first turning on the left hand side onto Curtis Avenue and then the first turning again on the left hand side onto Sherwood Avenue. Follow the road around take the second right hand turning where no. 89 is found on the left hand side clearly indicated by the For Sale board.



- Enclosed entrance porch with storage cupboard leading to entrance hall and cloakroom
- Well equipped, recently refitted open plan kitchen/dining room offering an excellent selection of floor and wall units with many built in electrical appliances and French doors leading to the rear gardens
- Spacious living room providing attractive views over the rear garden
- Two first floor double bedrooms with built-in wardrobe cupboards and refitted family shower room with separate WC
- PVC double glazed windows and mains gas radiator central heating
- Low maintenance, fully enclosed south east facing rear gardens with electric gated access providing hard standing parking facilities

2  bedrooms

1  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating D



Sherwood Avenue, OX14

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

Shed = 5.4 sq m / 58 sq ft

Garden / Parking Area = 119.3 sq m / 1284 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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