



27 Wordsworth Road, Abingdon OX14 5NX

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27 Wordsworth Road

Substantially extended and superbly presented three bedroom detached house offering many features including stylishly refitted kitchen complemented by separate utility room, separate dining room and study and large 22' living room leading to delightful double glazed conservatory over looking the rear gardens, well situated within this popular location, sold with no ongoing chain.

Location




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

Directions what3words – pelted.emotional.panics

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto Drayton Road. Proceed across the following large roundabout and at the next mini-roundabout turn right onto Mill Road. Take the first turn on the left hand side onto Wordsworth Road where No.27 is found someway down on the left hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to refitted cloakroom
- Impressive 22' x 17' open plan living room with double doors to double glazed conservatory
- Stylishly refitted kitchen offering an excellent selection of floor and wall units benefitting from several built-in electrical appliances complemented by spacious separate utility room
- Double aspect separate dining room with double glazed French doors to gardens and separate study
- Good size first floor main bedroom with an excellent selection of built-in wall -to-wall wardrobe cupboards, two further spacious bedrooms and family refitted family shower room with double size shower cubicle
- Features include mains gas radiator central heating (recently replaced efficient condensing gas boiler), PVC double glazed windows and the property is sold with no ongoing chain
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to garage which benefits from light and power and electronically operated roller up and over door
- Rear gardens featuring patio and lawn surrounded by mature flower and shrub borders and wooden garden store - the whole enclosed by trees, shrubbery and fencing

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



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Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 138.5 sq m / 1491 sq ft
Green House = 3.6 sq m / 39 sq ft
Sheds = 18.4 sq m / 198 sq ft
Garden / Driveway Area = 183.3 sq m / 1973 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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