



11 Virginia Way, Abingdon OX14 5QJ

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11 Virginia Way

Substantially extended and superbly presented three bedroom detached family home offering an impressive contemporary lifestyle within this popular South Abingdon location featuring stylishly refitted kitchen, spacious separate study and a wonderful and substantially extended living/dining room, overlooking the attractive rear gardens.

Location

11 Virginia Way is situated within the heart of this popular development offering easy pedestrian access to nearby shops and schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) with a wide range of facilities.

Directions what3words – airbag.setting.positions

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed across the mini-roundabouts and turn left at the traffic lights onto Preston Road. Take the first turning on the right onto Bergen Avenue, left at the junction onto Coromandel and take the first turning on the right hand side onto Virginia Way, where the property is found a short way down on the left hand side, clearly indicated by the "For Sale" board.



- Entrance hall leading to refitted cloakroom and large under stairs storage cupboard and very flexible and fully insulated family room (garage conversion)
- Stylishly refitted kitchen offering an excellent selection of contemporary floor and wall units
- Separate study and wonderful substantially extended dining room through to living room with part vaulted ceiling and large double doors leading onto the attractive rear gardens
- Three spacious double first floor bedrooms complemented by refitted four piece family bathroom with contemporary white suite including bath and separate shower cubicle
- Mains gas radiator central heating, double glazed windows and the front gardens provide block paved hard standing parking facilities for several vehicles
- Well maintained rear gardens featuring two patio areas and lawn - the whole well screened by trees, shrubbery and fencing

3  bedrooms

3  receptions

1  bathrooms

Council tax band D

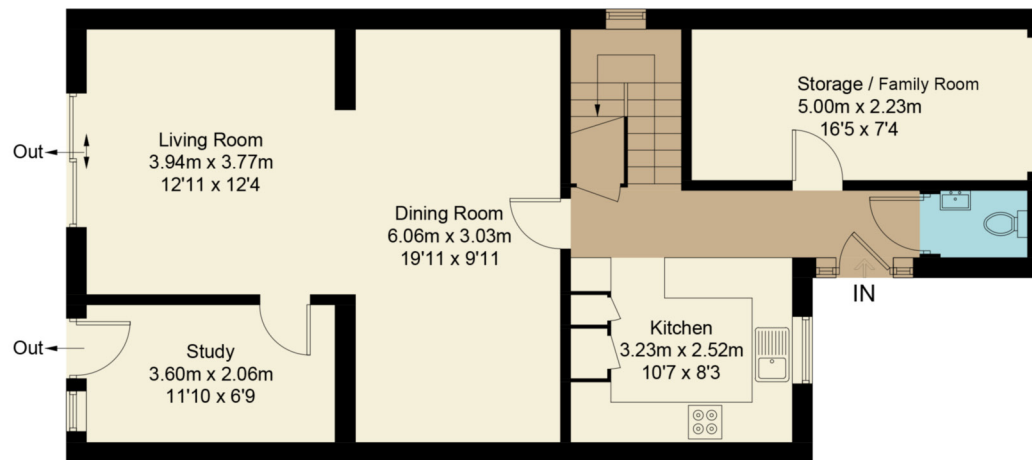
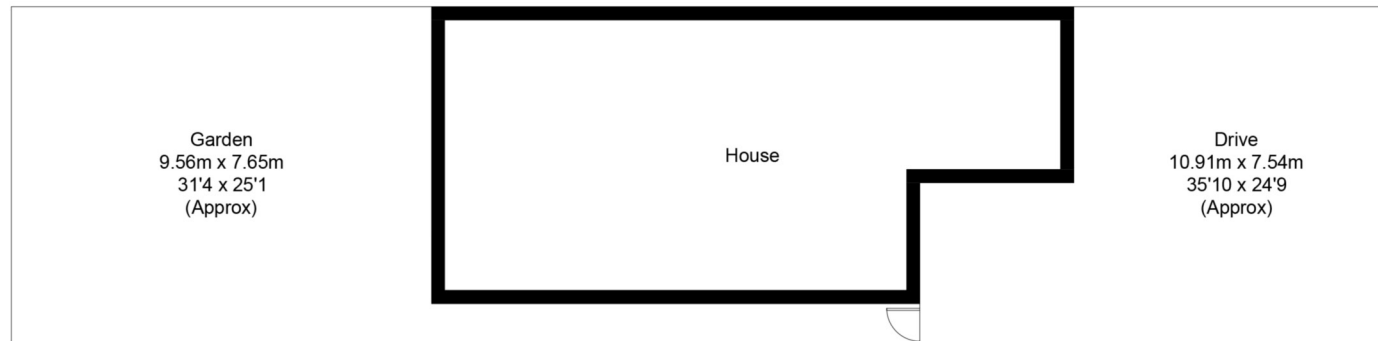
Tenure Freehold

EPC rating D

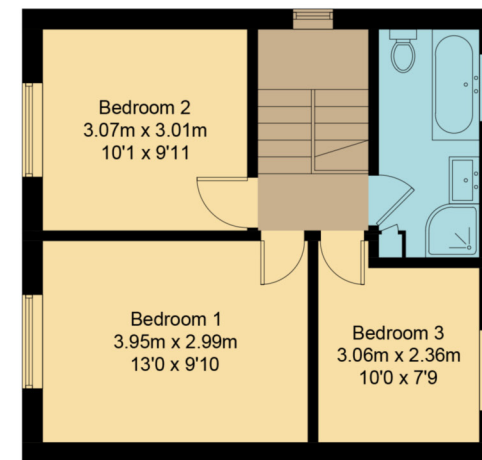


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Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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