



7 Lumberd Road, Abingdon OX14 2QQ

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7 Lumberd Road

Larger design of modern four bedroom detached family home well situated within this highly sought after North Abingdon location offering easy pedestrian access to many nearby amenities including excellent schooling providing many features including well equipped kitchen, separate dining room and large double aspect living room featuring attractive Portuguese limestone fireplace complemented by attractive partly walled westerly facing gardens

Location

7 Lumberd Road is situated in a quiet and very pleasant cul-de-sac location towards the edge of this popular North Abingdon development, offering easy pedestrian access to many nearby amenities which include a general store, hairdressers, church and a public house. There are several nearby bus stops providing a quick route to Abingdon town centre (circa. 2 miles) and Oxford city centre (circa. 6 miles).

Directions what3words – loans.lamp.wide

Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road. Continue right to the end of this road and turn right at the large roundabout onto Twelve Acre Drive. Take the second turning on the right hand side onto Peachcroft Road and then the second turning on the right hand side onto Lumberd Road where the property is found clearly indicated by the for sale board.



- Inviting entrance hall with cloakroom off
- Well equipped kitchen and separate dining room (easily combined to provide large open plan lifestyle room)
- Large double aspect living room featuring attractive Portuguese limestone fireplace with fitted gas fire and large double glazed box window
- Stairs with large half landing window leading to good size master bedroom with en-suite shower room, three further spacious bedrooms and family bathroom
- PVC double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler)
- Front gardens providing hard standing parking facilities for many vehicles leading to detached garage
- To the rear and side of the property are attractive westerly facing partly walled gardens featuring patio, extensive lawn, greenhouse and wooden garden store - the whole enclosed by high brick walling and fencing
- Excellent potential to substantially extend the existing accommodation

4  bedrooms

2  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



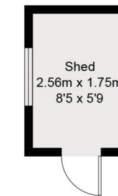
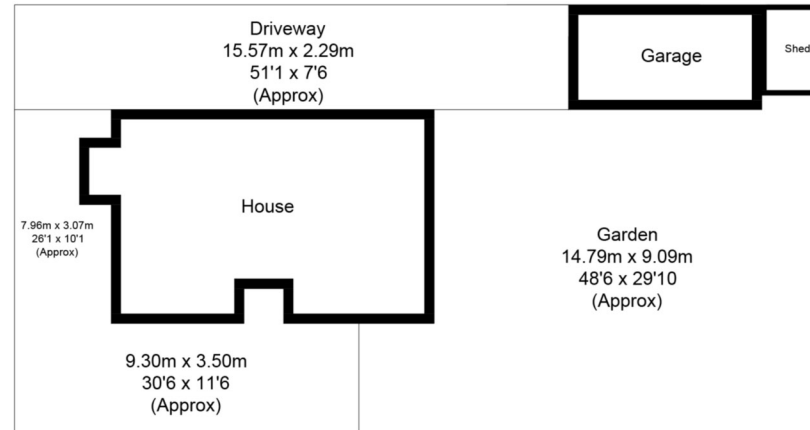
Lumbered Drive, OX14

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 132.8 sq m / 1429 sq ft

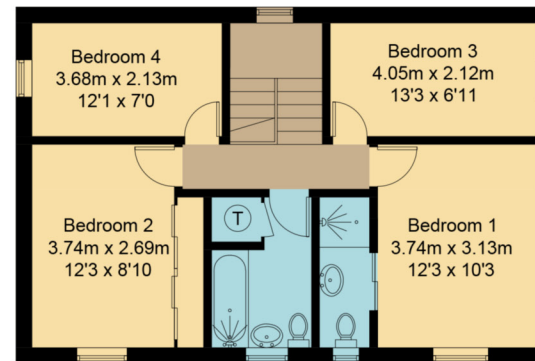
Shed = 4.4 sq m / 47 sq ft



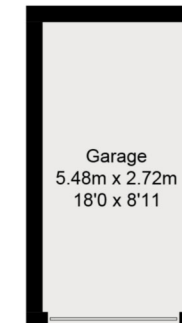
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
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