



45 Winterborne Road, Abingdon OX14 1AL

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## 45 Winterborne Road

Impressive three/four bedroom family home well situated in a delightful cul-de-sac location close to many nearby amenities offering many features including inviting entrance hall leading to cloakroom, very flexible ground floor double bedroom/study, spacious living room partly open plan to dining room with double doors leading to delightful south facing rear gardens.

### Location

Winterborne Road is a very pleasant no-through location situated a short walk from the nearby delightful Albert Park, good schooling and the thriving town centre's wide range of facilities. There is a quick route onto the A34 leading to many important destinations proceeding both north and south. Useful distances include Oxford city centre (circa 8 miles) and Didcot town with its useful mainline railway station to London Paddington (circa 10 miles).

### Directions what3words – treatable.pickup.rubble

Leave Abingdon town centre via Ock Street and at the double mini roundabout turn right onto Spring Road. Take the first turning on the left hand side onto Winterborne Road and at the 'T' junction turn left where number 45 is situated on the right hand side, clearly indicated by the For Sale board.



- Inviting entrance hall (featuring limed engineered oakwood flooring) leading to ground floor cloakroom
- Very flexible ground floor double bedroom/study benefitting from fitted wardrobe cupboards
- Very spacious living room partly open plan to dining room with double doors to south facing rear gardens and well equipped kitchen
- Good size first floor main double bedroom with built-in wardrobe cupboards
- Second double bedroom with built-in wardrobe cupboards and third bedroom complemented by large family bathroom with contemporary white suite
- PVC double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler)
- Front gardens providing block paved hard standing parking facilities for two vehicles
- Attractive south facing rear gardens featuring patio and lawn, wooden garden store and gate providing rear access - the whole enclosed by trees, shrubbery and fencing

4  bedrooms

2  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating C

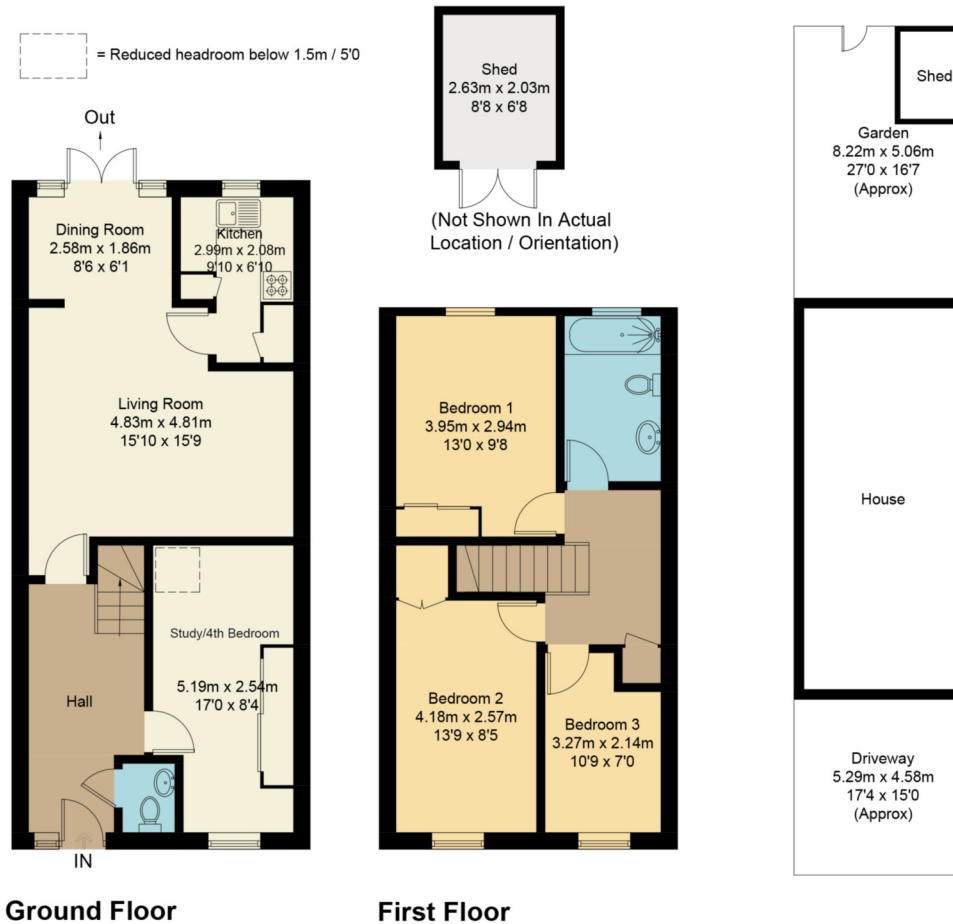


## Winterborne Road, OX14

Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft

Shed = 5.4 sq m / 58 sq ft

Driveway / Garden Area = 66.0 sq m / 710 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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