



20 Shepherd Gardens, Abingdon OX14 5PR

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## 20 Shepherd Gardens

Larger design of three bedroom detached family home offering extended and very well presented accommodation within this quiet cul-de-sac location complemented by hard standing parking facilities for several vehicles leading to the garage and well maintained south facing rear gardens, sold with no ongoing chain.

### Location

20 Shepherd Gardens is situated in a delightful end of cul-de-sac position only a short distance from lovely countryside walks complemented by a quick route to Tesco superstore, Fairacres Business Park and the thriving Abingdon town centre boasting a wide range of facilities. There is a quick route onto the A34 intersection leading to many important destinations both north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

### Directions what3words – freezers.landmark.rent

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the 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 right hand side onto Francis Little Drive and then take the first turn on the left hand side onto Medlicott Drive and proceed to the end before turning right onto Orpwood Way. Turn right into Shepherd Gardens where the property is found towards the end on the right hand side clearly indicated by the "For Sale" board.



- Inviting entrance hall leading to ground floor cloakroom and extended and well equipped oak fitted kitchen/breakfast room with double doors to rear gardens
- Large double aspect 25' living room through to dining room
- Spacious main double bedroom with an extensive selection of built-in wall to wall wardrobe cupboards
- Two further spacious bedrooms and family bathroom with white suite
- Mains gas radiator central heating, replacement PVC double glazed windows and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles leading to garage
- Well maintained south facing rear gardens featuring full width patio/sun terrace and lawn - the whole enclosed by shrubbery and fencing

3  bedrooms

2  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating E



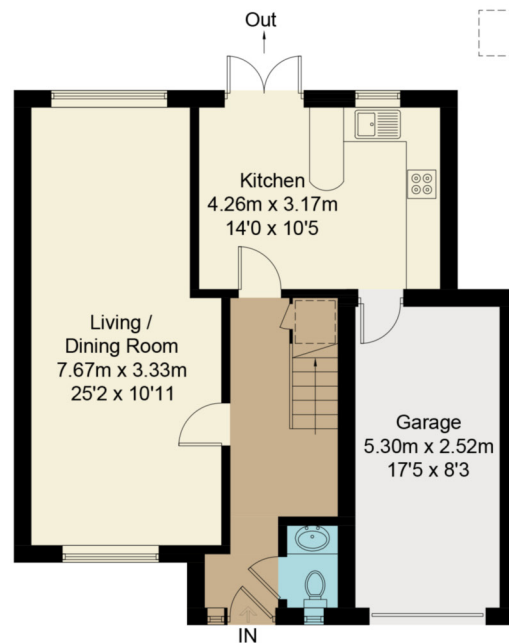
## Shepherd Gardens, OX14

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft

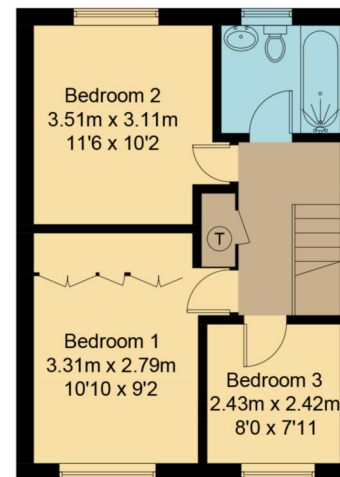
Garage = 13.8 sq m / 149 sq ft

Total = 108.3 sq m / 1166 sq ft

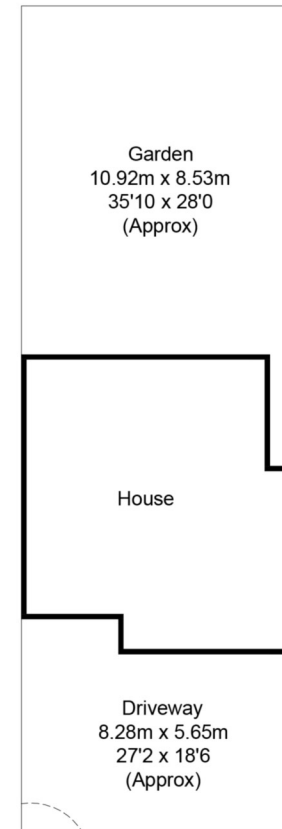
Garden / Driveway Area = 154.0 sq m / 1158 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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