



22 North Avenue, Abingdon OX14 1QN

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22 North Avenue

Substantially extended turn of the century four bedroom family home offering flexible accommodation of much character over three floors within this highly sought after non-estate North Abingdon location, complemented by good size rear gardens, sold with no ongoing chain.

Location

North Avenue is one of North Abingdon's premier non-estate locations, comprising of mainly individual and substantial family homes, providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent schooling, many sporting facilities and Abingdon town centre itself. There is a quick route to the Oxford ring road providing easy vehicular access to many important destinations, proceeding both north and south. Distances include Abingdon town centre (circa. 0.5 mile), Oxford city (circa. 8 miles) and Didcot town (circa. 8miles) mainline railway station to London Paddington, approx. 45 minutes.

Directions what3words – stiff.ground.glass

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road and proceed through the next two sets of traffic lights. Turn left into North Avenue where the property is found some way down on the right hand side.



- Inviting entrance hall leading to delightful front living room with attractive fireplace and large bay window comprising of three separate wood sash windows (fitted to the majority of windows throughout the property)
- Spacious separate dining room with hard tile floor and feature fireplace and separate study with an extensive selection of fitted shelving and inner lobby/utility area leading to ground floor bathroom
- Well equipped kitchen complemented by high vaulted ceiling before leading onto the rear gardens
- Stairs with large half landing sash window rising to two good size first floor double bedrooms complemented by spacious family bathroom
- Top floor landing leading to two further bedrooms, both providing attractive elevated views
- Front gardens providing hard standing parking facilities and to the rear 128' mature rear gardens incorporating patio, extensive lawn and wooden garden store - the whole enclosed by trees, shrubbery and fencing affording good degrees of privacy

4  bedrooms

2  receptions

2  bathrooms

Council tax band D

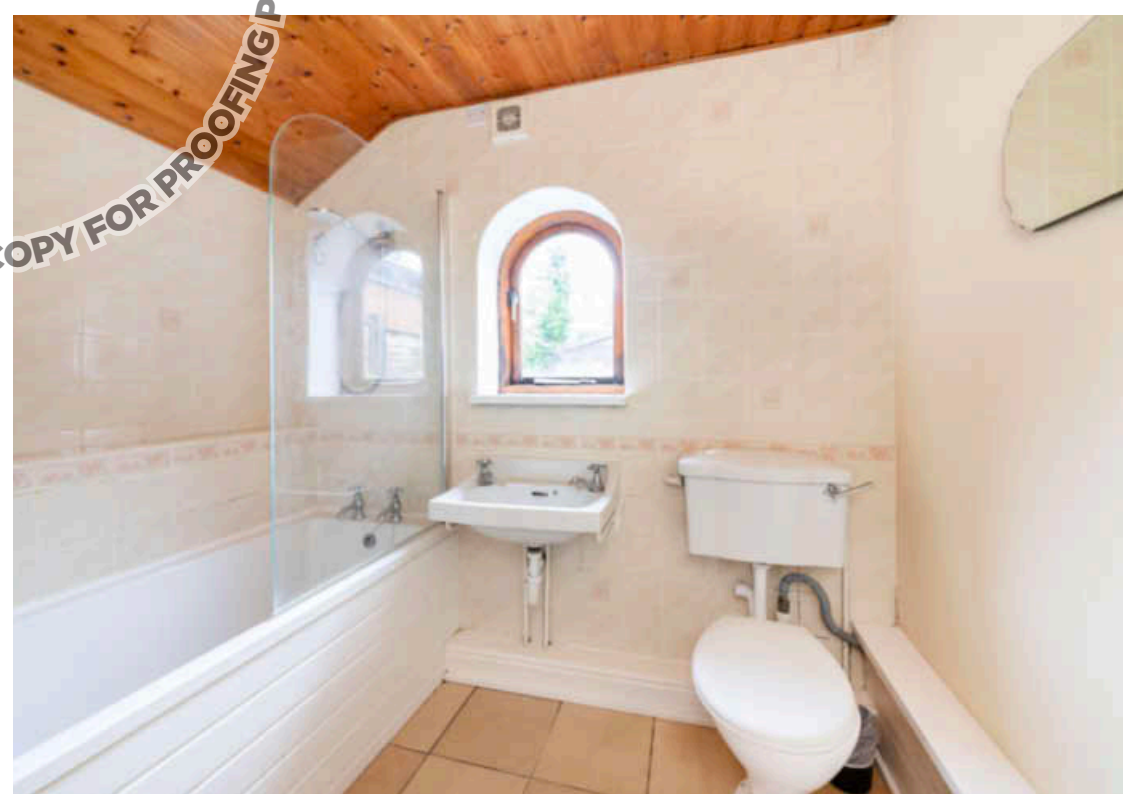
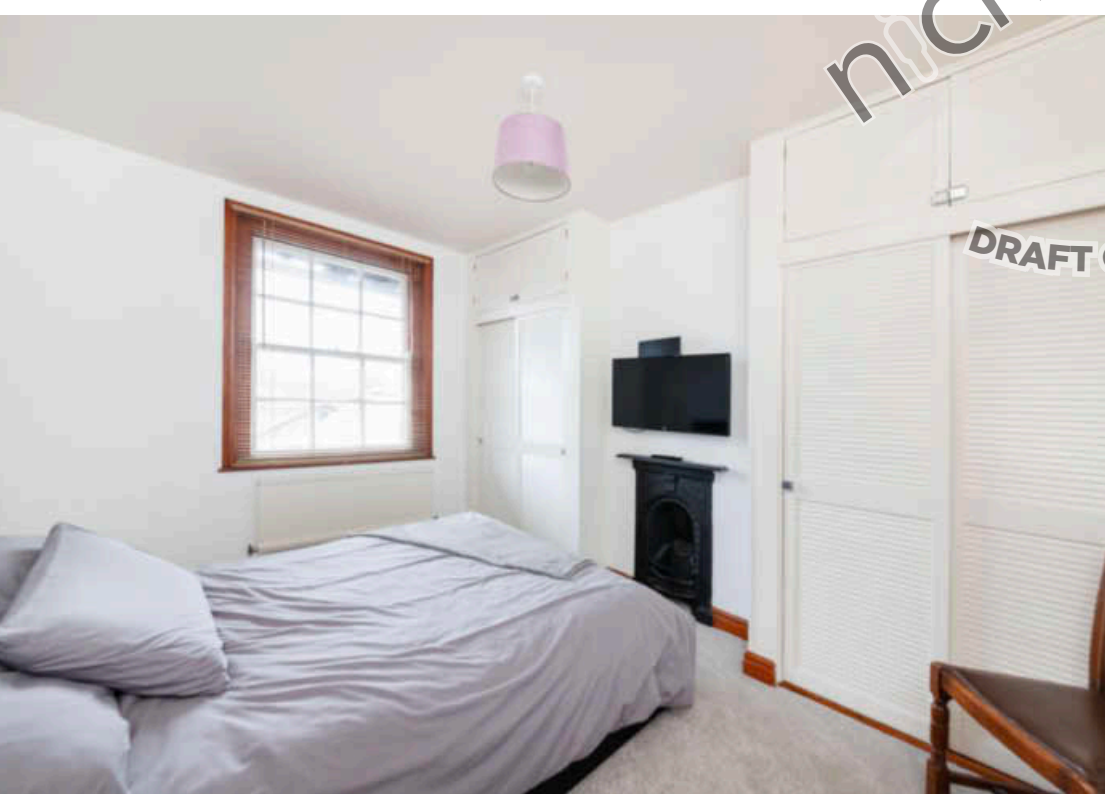
Tenure Freehold

EPC rating TBC



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Delightful front living room with attractive fireplace and large bay window comprising of three separate wood sash windows

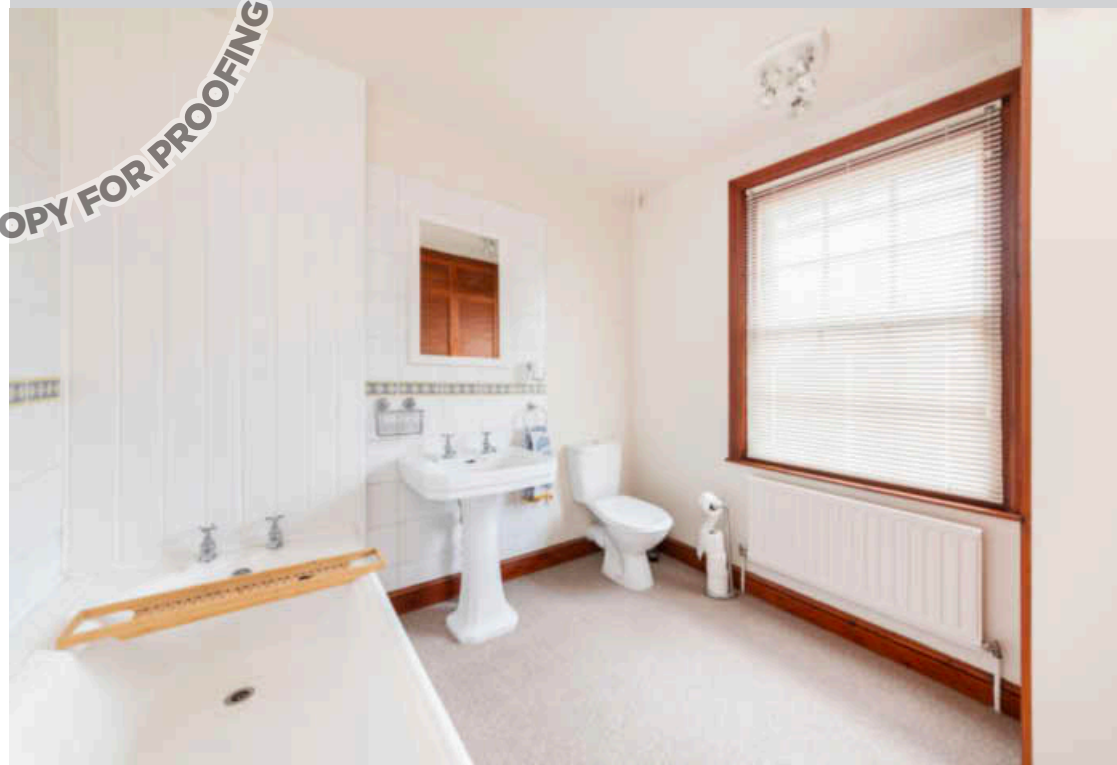
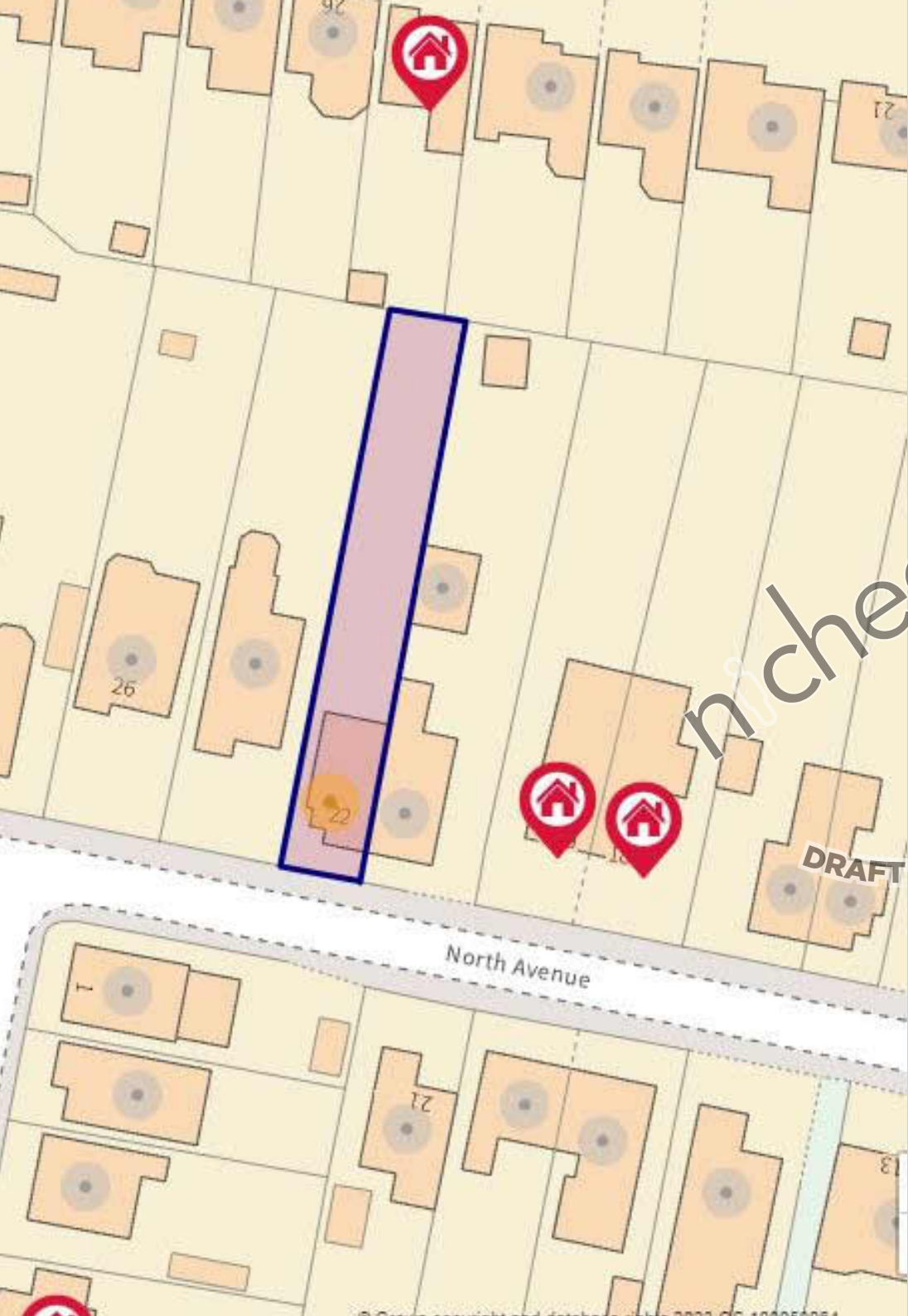


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128' mature rear gardens incorporating patio, lawn and wooden garden store - the whole enclosed by trees, shrubbery and fencing



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North Avenue, OX14

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft

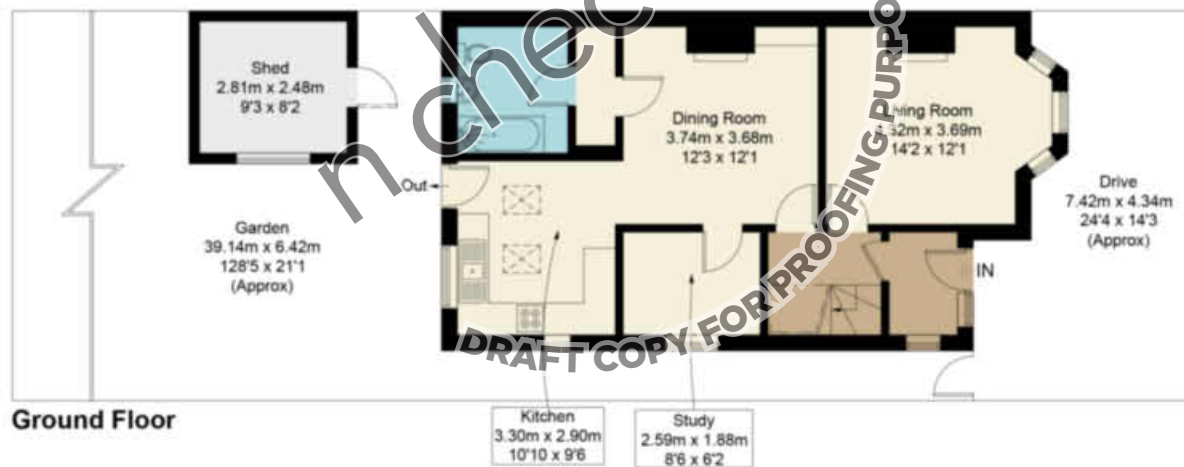
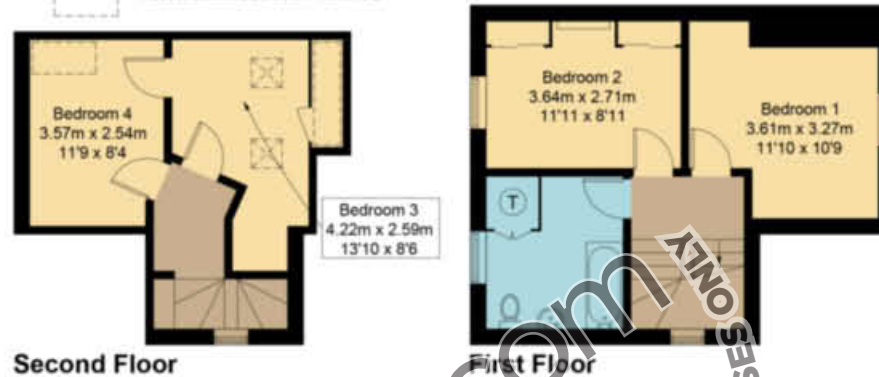
Shed = 7.0 sq m / 75 sq ft

Total = 131.5 sq m / 1415 sq ft

External Area = 316.0 sq m / 3401 sq ft



 = Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards.
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