



9 Waxes Close, Abingdon OX14 2NG

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9 Waxes Close

Spacious three bedroom family home offering many features including large lifestyle room incorporating well equipped kitchen open plan to flexible living/dining areas which in turn lead to double glazed conservatory overlooking the south facing rear gardens, well situated in a quiet North Abingdon cul-de-sac position, close to many nearby amenities including excellent schooling

Location




Waxes Close is a popular cul-de-sac located within the heart of the North Abingdon Peachcroft development, offering easy pedestrian access to many nearby amenities including the sought after Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles). The A34 intersection is a short drive providing a quick route to many destinations proceeding both north and south. For railway commuters there is Radley railway station (circa. 1 mile) and Didcot mainline railway station to London Paddington (circa 8 miles).

Directions what3words – oval.save.crunch

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road. Continue to the end and turn right at the large roundabout onto Twelve Acre Drive. Take the third turning on the right hand side onto Peachcroft Road and then the second turning onto Hedgemoad Avenue. Turn right into Waxes Close and towards the end keep left where the property is found almost straight ahead, clearly indicated by the For Sale board.



- Entrance hall leading to ground floor cloakroom
- Impressive lifestyle room featuring well equipped kitchen open plan to flexible family/dining areas
- Double glazed conservatory providing views over the southerly facing rear gardens
- Three spacious first floor bedroom complemented by family bathroom and separate WC
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing parking facilities for several vehicles leading to the garage (ideal for conversion if required)
- Southerly facing rear gardens featuring patio and lawn - the whole enclosed by fencing before leading onto an attractive green

3		bedrooms	Council tax band	C
1		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D



Waxes Close, OX14

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

Garage = 14.0 sq m / 151 sq ft

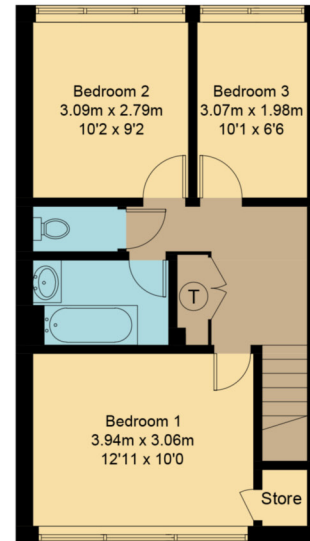
Total = 103.5 sq m / 1114 sq ft

Garden / Driveway Area = 99.6 sq m / 1072 sq ft

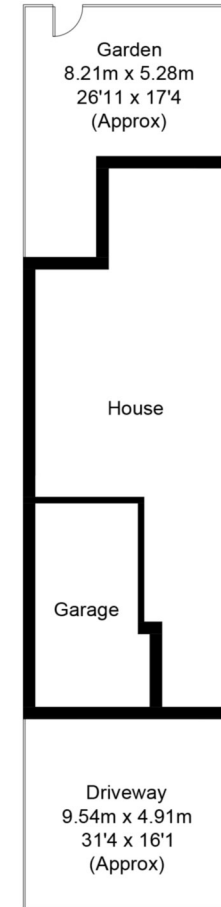


Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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