



9 Clarendon Close, Abingdon. OX14 3XH

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## 9 Clarendon Close

A superbly presented link detached home, well situated in a no through road within walking distance to the town centre and within close proximity to wonderful riverside walks. Benefitting from a single garage, mature gardens and gated side access.

### Location

9 Clarendon Close is situated in an end of cul-de-sac location within the popular Audlett Drive development and is a short walk from the White Horse Leisure Centre and the thriving Abingdon town centre boasting a wide range of amenities. There is a quick route onto the A34 leading to many important destinations including Oxford city (circa. 6 miles) and Didcot (circa. 10 miles) with its mainline railway station to London Paddington.

### Directions what3words – sector.finishing.wires

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Turn right at the mini-roundabout onto the Radley Road and turn right again at the following mini-roundabout onto Audlett Drive. Take the second turning on the left hand side onto Reade Avenue and then the first turning on the right hand side onto Hadland Road. Turn right onto Clarendon Close and at the bottom keep right where the property is found on the right hand side in numerical order.



- Good size living room to the front aspect
- Superb modern kitchen/dining room with many built in appliances and a breakfast bar
- Sun-room extension over-looking the gardens
- Three bedrooms
- Family bathroom with white suite
- Single garage & ample driveway parking
- Mature front and rear gardens with gated side access

3  bedrooms

2  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating C



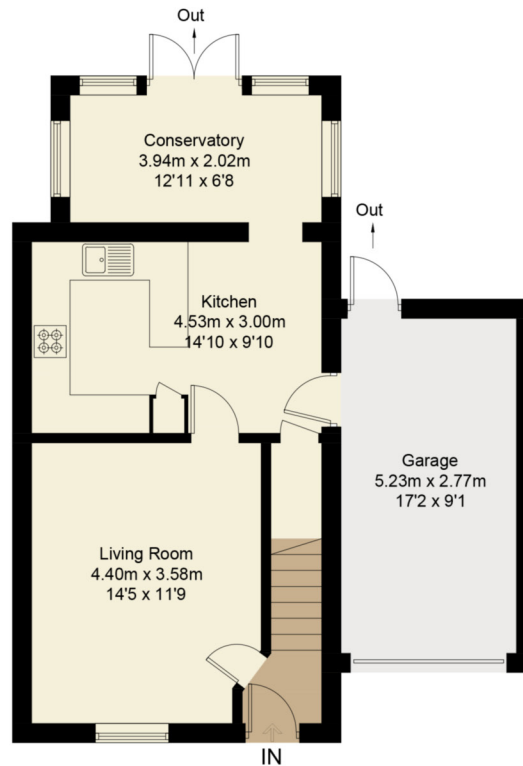
## Clarendon Close, OX14

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

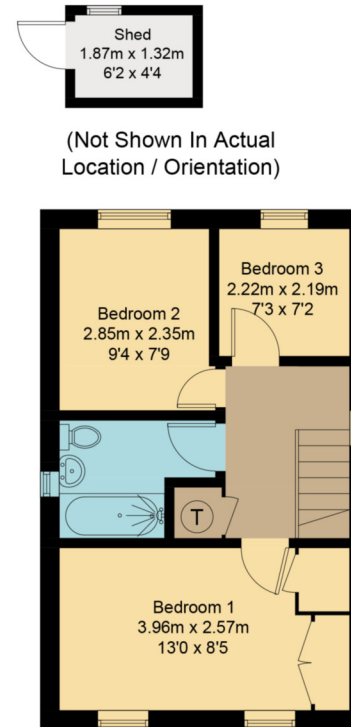
Garage = 14.8 sq m / 159 sq ft

Total = 93.1 sq m / 1002 sq ft

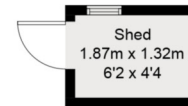
Shed = 2.4 sq m / 26 sq ft



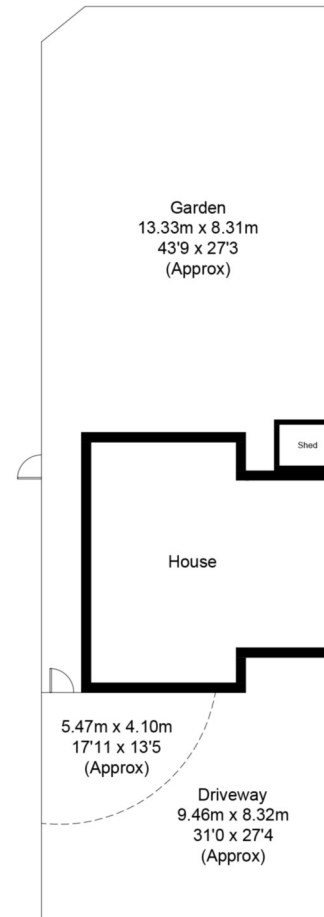
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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