



7 HARDCASTLE DRIVE ABINGDON, OX13 5GS

£1,800 PER MONTH

Nestled in the charming village of Kingston Bagpuize, this delightful house on Hardcastle Drive built in 2019 offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The property boasts two bathrooms, ensuring convenience for all occupants. The contemporary design and efficient layout make it a practical choice for everyday living. Additionally, the house benefits from an impressive EPC rating of B, highlighting its energy efficiency and potential for lower utility bills.

For those with vehicles, the property offers ample parking space for up to four vehicles, a rare find in many residential areas. This feature adds to the overall appeal, making it easy for families and visitors alike.

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Floorplan



Ground Floor

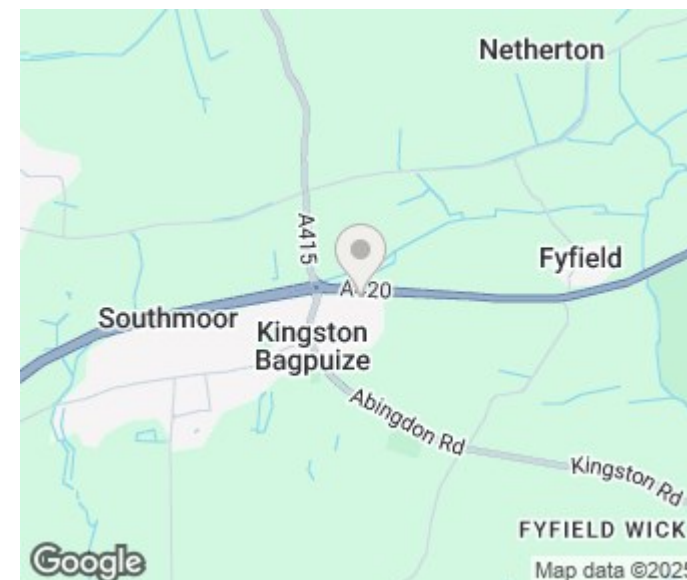


First Floor



Garage

Total floor area 120.0 sq. m. (1,292 sq. ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Didcot Office Lettings
210 Broadway
Didcot
Oxfordshire
OX11 8RN

01235 812229
didcot@wjestates.co.uk
www.wjestates.co.uk

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