



29 Kennington Road, Kennington, Oxford OX1 5NZ  
Offers Over £425,000

# Kennington Road, Oxford OX1 5NZ

Freehold

Well Presented Two Bedroom Detached Bungalow | Improved By The Current Owners | Generous Bedrooms | Spacious Living Room & Open Plan Kitchen/Dining Room | Substantial Plot Boasting A Large Rear Garden | Garage & Workshop | Driveway Providing Off-Road Parking For 2 Cars | Popular & Convenient Location

## Description

A fantastic opportunity to purchase this well presented and much improved two bedroom detached bungalow situated on a large plot boasting an enclosed rear garden measuring an impressive circa 0.11 acres.

The light and airy accommodation briefly comprises of; entrance hall, shower room, two good size bedrooms, spacious living room boasting a pleasant aspect over the garden and an open plan kitchen/dining room providing ample space for a large dining table and chairs.

Externally there is a substantial enclosed rear garden which is split into three areas including a large lawn area enclosed by mature shrubs and trees, a pea gravel patio, vegetable patches and hard standing for a greenhouse. At the rear of the garden is a large lawn area screened by trees adding to the privacy. There is a garage with workshop, additional outbuilding, and driveway to the front providing off road parking for two cars. Additionally to the front is a lawn area which has potential for further parking should you desire.

Furthermore, the property is conveniently positioned close to local bus routes, amenities and offers easy access to Oxford and Abingdon.

The property is freehold, connected to mains gas, electricity and water. The property is heated via a gas fired boiler which was replaced in

October 2022 and there is uPVC double glazing throughout.

## Location

Kennington enjoys a wide range of local amenities suitable for every day needs including the highly regarded St Swithun's Primary School, local churches, a variety of shops, a doctors surgery, chemist and public house. Close by is the Thames Path popular with walkers, runners and cyclists into Oxford. The area provides excellent access to Oxford & Abingdon, with good road links via the Oxford by-pass.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C

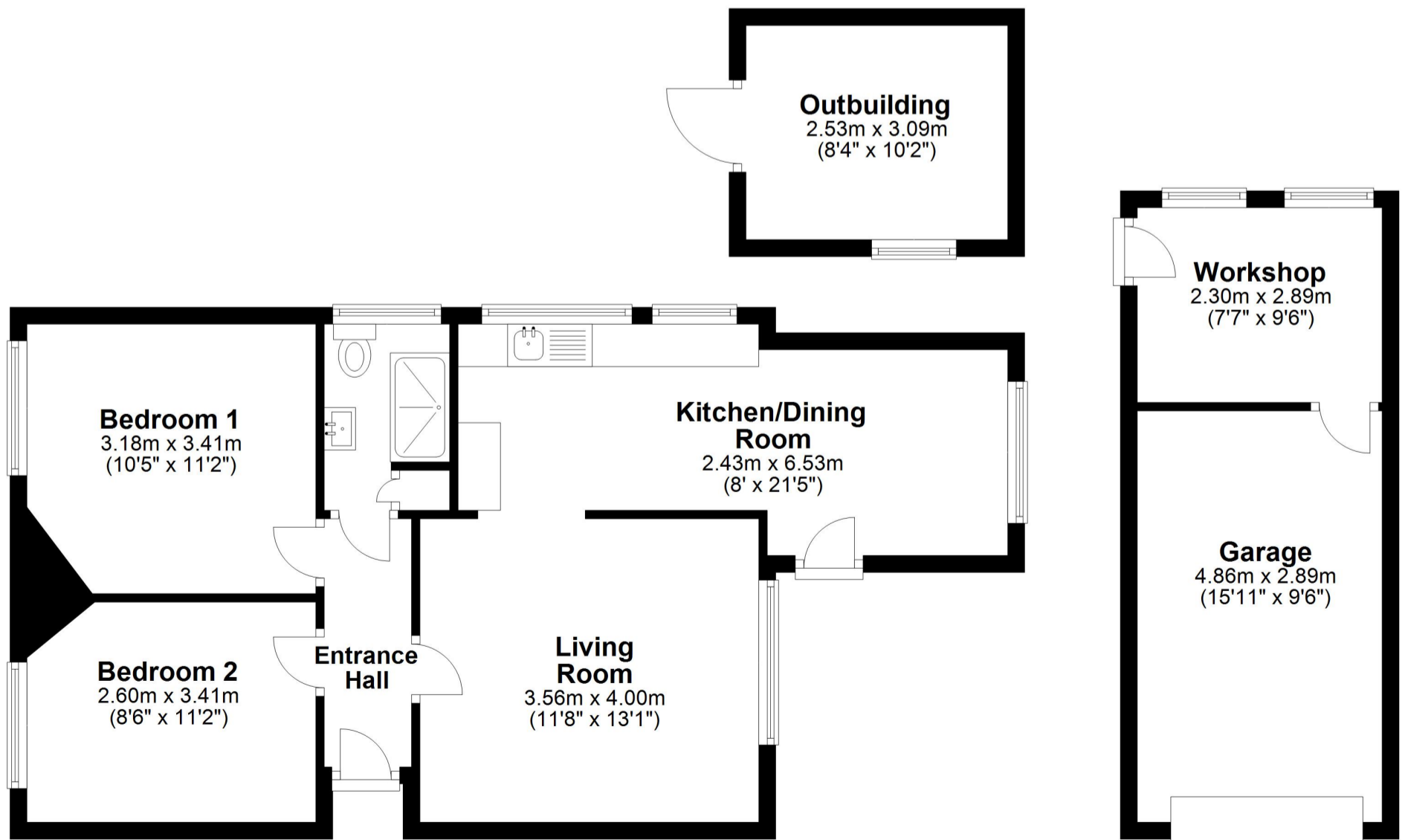


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Ground Floor

Approx. 86.0 sq. metres (925.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.