



THOMAS
MERRIFIELD
SALES LETTINGS

31 Norreys Road,
Cumnor, Oxford, OX2 9PT

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A spacious 1930's three bedroom detached house situated in this sought after location in need of renovation. No onward chain.

- Entrance hall
- Downstairs wc and shower room
- Sitting room with bay window
- Kitchen
- Dining room opening onto the sunroom
- Study
- Three bedrooms
- Family bathroom
- Council Tax Band: E, EPC Rating: D
- No onward chain

The accommodation comprises, entrance hall with stairs rising to the first floor, cloak/shower room, sitting room with bay window to front aspect, kitchen, dining room opening onto, sunroom which in turn leads to the study.

On the first floor there are three bedrooms and a family bathroom. Outside front garden with block paved parking, the rear garden is a particular feature of this property extending to almost 90ft with a southerly aspect.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data is likely outdoors but limited indoors with certain providers.

Guide Price £595,000 Freehold





Cumnor is a popular village just 4 miles west of Oxford offering access to the city via Botley Road and to a mainline station with a direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and the M4. The village itself is community led with a well-regarded primary school, village store and post office, butcher, two public houses, church and. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs.



Approximate Gross Internal Area 1491 sq ft - 139 sq m

Ground Floor Area 844 sq ft - 78 sq m

First Floor Area 479 sq ft - 45 sq m

Garage Area 168 sq ft - 16 sq m

