



THOMAS
MERRIFIELD
SALES LETTINGS

30 Bertie Road, Cumnor
Oxford, OX2 9PS

30 Bertie Road, Cumnor, Oxford, OX2 9PS

A deceptively spacious four-bedroom chalet style home situated in this sort after road in Cumnor village.

- Entrance porch
- Kitchen/living/dining room
- Ground floor two bedrooms one with en-suite
- Study
- Utility room
- First floor two bedrooms
- Family bathroom
- Front garden & off street parking
- Rear garden approx. 115' and garage
- Council Tax Band: E. EPC Rating: C

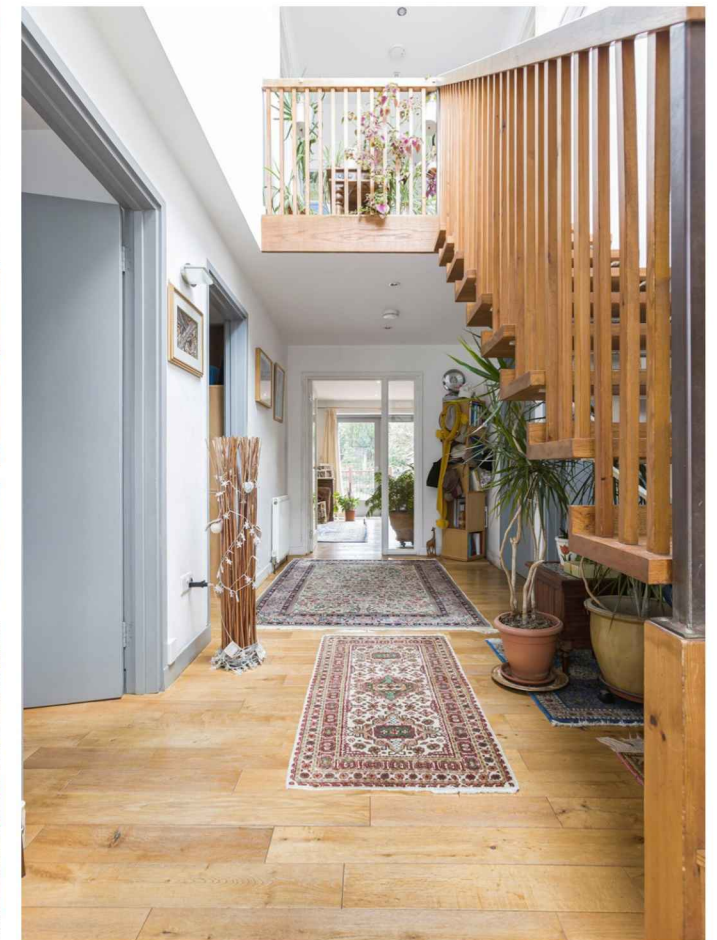
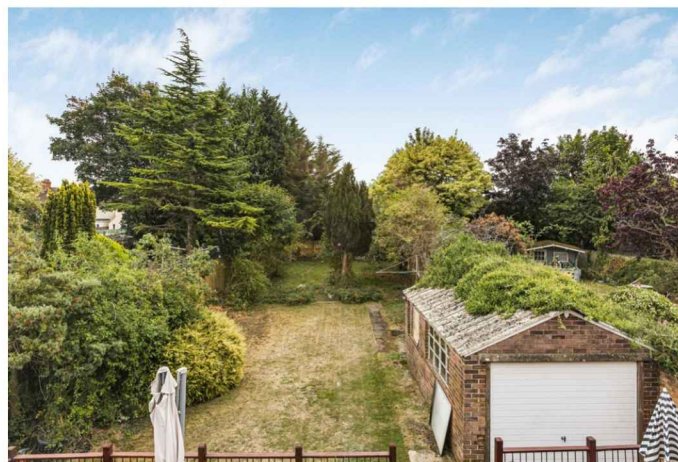
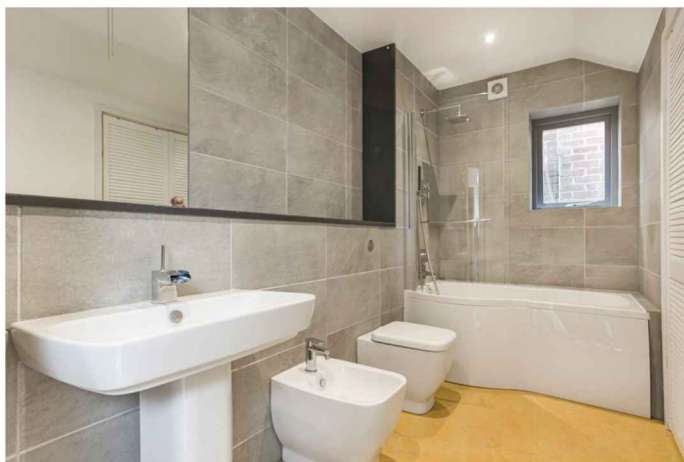
The accommodation comprises entrance porch with spacious entrance hall with door leading to the south facing kitchen/living/dining room which in turn opens up onto the back garden. The remaining ground floor accommodation includes a bedroom with en-suite shower room, study, utility room and another bedroom. On the first floor there are two good-sized bedrooms both with fitted wardrobes, a family bathroom and eaves storage area. Outside, front garden with shingle, off-street parking areas, and raised beds. Side access to the rear garden extending to approximately 115' benefiting from a southerly aspect and the original garage which is useful storage area. All mains services connected. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

Guide Price £780,000 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 direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and M4. The village itself is community led with a well-regarded primary school, village store and post office, two public houses and church. Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities including cinemas, theatres, museums and galleries, restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs including dental practice, opticians and medical centre.



**Approximate Gross Internal Area 1893 sq ft - 176 sq m
(Excluding Garage)**

Ground Floor Area 1151 sq ft – 107 sq m

First Floor Area 742 sq ft – 69 sq m

Garage Area 190 sq ft – 18 sq m

