



THOMAS
MERRIFIELD
SALES LETTINGS

35 Norreys Road,
Cumnor, Oxford, OX2 9PT

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An extended 1930's four-bedroom detached house situated in the popular area of Cumnor with southerly facing rear garden.

- Entrance hall and cloakroom
- Sitting room with bay window
- Family/dining room with patio doors to the garden
- Fitted kitchen
- Three double bedrooms and one single
- Family bathroom and separate shower room
- Front garden with shingle driveway and garage
- South facing rear garden
- Council Tax Band: E
- EPC Rating: D

The well-presented accommodation comprises, canopied entrance leading to, hall with cloakroom, stairs to first floor, sitting room with bay window to front aspect, family/dining room with rear aspect patio doors opening onto the garden, kitchen double aspect fitted with a range of base and wall units side door onto the garden. On the first floor there are three double bedrooms, one single bedroom, a family bathroom and separate shower room. Front garden with shingle driveway leading to $\frac{3}{4}$ garage and side access to, rear garden a particular feature of this property, a good size and benefitting from a southerly aspect.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

Guide Price £825,000 Freehold





There is mains gas, electricity, water and drainage.

Norreys Road lies between Cumnor Hill and Cumnor village with excellent access to the A34 and A420. Oxford city centre is 3½ miles away and local shopping is available in Botley along with Waitrose and Aldi food stores on Botley Road. Cumnor village has a Post office and village store, church, primary school, two pubs and a cricket club. There is access to numerous country walks and sailing at Farmoor Reservoir. Oxford Railway Station is 3 miles away offering a fast 50 minute service to London Paddington.

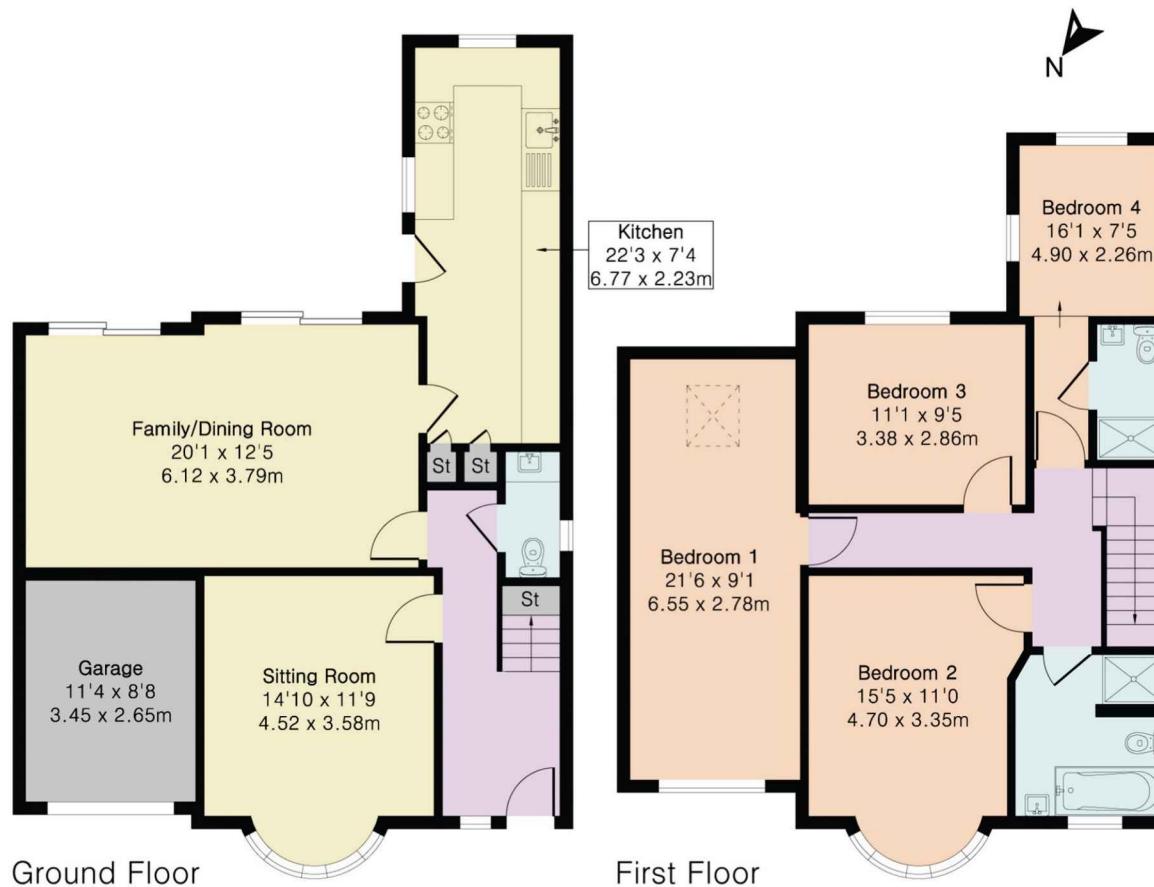


**Approximate Gross Internal Area 1416 sq ft - 131 sq m
(Excluding Garage)**

Ground Floor Area 683 sq ft - 63 sq m

First Floor Area 733 sq ft - 68 sq m

Garage Area 101 sq ft - 9 sq m



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