

FOR SALE



Poplar Grove, Kennington
Offers in Excess of £500,000

MARTIN&CO



Poplar Grove, Kennington

4 Bedrooms, 2 Bathroom

Key Notes:

- Semi-Detached House
- Four Bedrooms
- Dining and Living Room
- Off Road Parking- Multiple Vehicles
- Two Bathrooms
- No Onward Chain
- Council Tax Band: C
- Tenure: Freehold
- Vacant Possession



LOCATION:

Kennington village offers a variety of shops, a Doctors, a barbers, Chemist and Public House, St Swithun`s Primary School and local Churches. Regular buses run to and from the village to Oxford and Abingdon.

Kennington has access to the Oxford by-pass, hence the M40 at junctions 8 and 9 and the M4 at junction 13 at Newbury via the A34. Oxford and Parkway stations provide direct links to London Paddington or Marylebone for commuters and there is a local station at Radley

KITCHEN 6' 7" x 16' 0" (2.01m x 4.90m): Long Kitchen located at the front of the property. It can be accessed through the Utility Room or the Front of the House. The kitchen is tiled throughout and has cream cupboards with wooden counter tops.

UTILITY ROOM 7' 2" x 9' 8" (2.19m x 2.95m): This room is accessed through the Hallway and is currently being used as the Utility Room. This does also lead into the Kitchen Area.

SITTING/DINING ROOM 22' 2" x 25' 9" (6.78m x 7.86m): Spacious Living Dining Space which also has Patio Doors leading out to the Westerly Facing Rear Garden. The living space also attractively still has the bay window.

BEDROOM 1 10' 4" x 13' 10" (3.16m x 4.23m): Spacious Master Bedroom benefits from an integrated wardrobe and also has the bay window.

BEDROOM 2 8' 2" x 13' 0" (2.49m x 3.98m): On the right hand side of the property is where bedroom 2 is located. Again, a spacious double bedroom who benefits from a Built In Wardrobe.

BEDROOM 3 7' 11" x 10' 11" (2.43m x 3.33m): Facing the Rear Garden, Bedroom 3 is a spacious double room.

BEDROOM 4 6' 5" x 7' 0" (1.96m x 2.14m): Finally, Bedroom 4 faces the front and is currently being used as a Home Office/Single Room.



Martin & Co welcome this spacious Four Bed Semi-Detached House situated on Poplar Grove in Kennington. The property is being sold with No Onward Chain and Vacant Possession.

Upon entering the home, you are greeted with the spacious Hallway which accesses the Large Living/Dining Space to the left. Directly ahead of you is the utility room which has access to the Kitchen and the Bathroom. The kitchen also has access to the front of the property. Access to the Rear Garden is through the Bathroom or Dining Room.

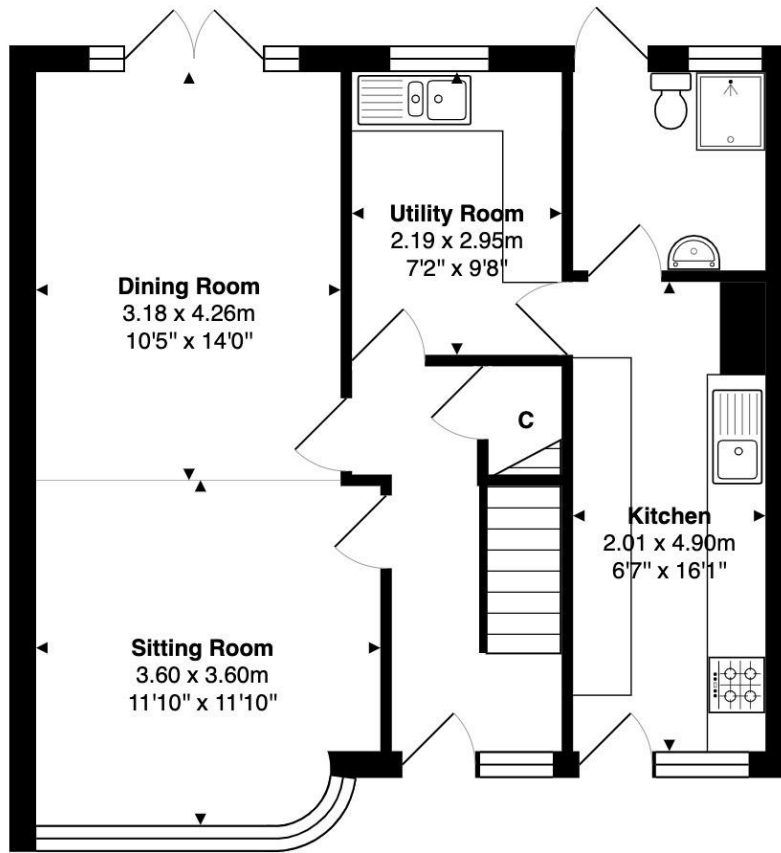
Leading up to the First Floor, you have Four Bedrooms in total, three of which are Spacious Double Bedrooms with the Fourth a smaller box room. Additionally, there is also another Bathroom on the floor. All double bedrooms have Built-In Wardrobes.

The Westerly Facing Rear Garden also can be accessed through the side entrance and also attractively has a outer building to the rear. The Front Drive Way also has Off Road Parking for Multiple Vehicles.

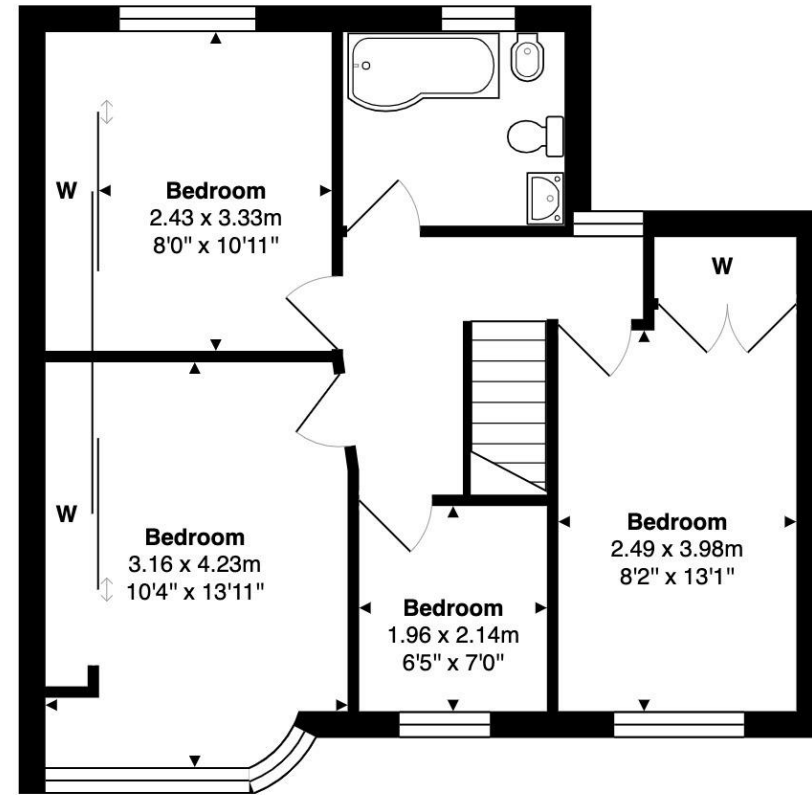


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Approx. Gross Internal Area: 108.3 m² ... 1166 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

