

FOR SALE



Pennywell Drive, Oxford
Guide Price £465,000

MARTIN&CO

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Key Notes:

- Vacant Possession
- Potential to Extend STPP
- Spacious Kitchen
- Close to Local Shops
- 1.4 Miles Away from Oxford Park Way
- No Onward Chain
- Close to Local Green Spaces
- South Facing Rear Garden
- Council Tax Band: C
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to present this well-proportioned three-bedroom semi-detached house, ideally situated on the Pennywell Drive. Offered with vacant possession and no onward chain, this home presents a fantastic opportunity for families, first-time buyers, or investors looking to secure a property in a highly convenient and well-connected location.

Internally, the entrance hall leads into a spacious kitchen/diner, perfect for family meals or entertaining. The generous living room offers a relaxing space with plenty of natural light. Upstairs, the property comprises three good-sized bedrooms, a family bathroom, separate WC, and ample storage via cupboards on the landing.

The south-facing rear garden is a true highlight. Ideal for sunny afternoons, outdoor dining, or gardening enthusiasts. The property also benefits from side access, adding extra practicality.

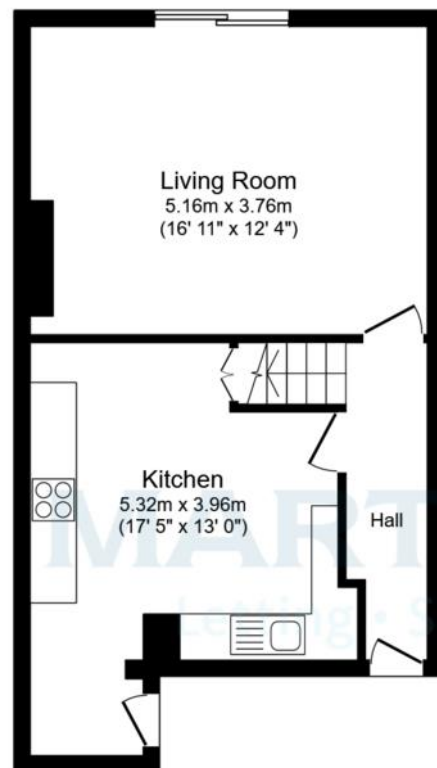
Location-wise, the property is ideally situated just 150 yards from a convenience shop, Post Office, Hairdressers, Doctor's Surgery, and access to the beautiful Cutteslowe Park. The park offers fantastic amenities, including tennis courts, a children's play area, and a model railway-ideal for family outings.

Just 1 mile north of Summertown, you'll enjoy easy access to a wide range of day-to-day shopping, including a Marks & Spencer Food Hall, as well as popular cafes, bars, and restaurants. The property is also within the catchment area for Cherwell School and a short walk to a local Primary School.

For commuters, Oxford Parkway Railway Station with Park and Ride is nearby, offering quick and easy access to Oxford and beyond. Additionally, the North Oxford Tennis Club and North Oxford Golf Club are within close reach. Regular bus services connect you to Summertown, Oxford, Oxford Parkway Station, and Kidlington, providing access to supermarkets, sports centres, and more.

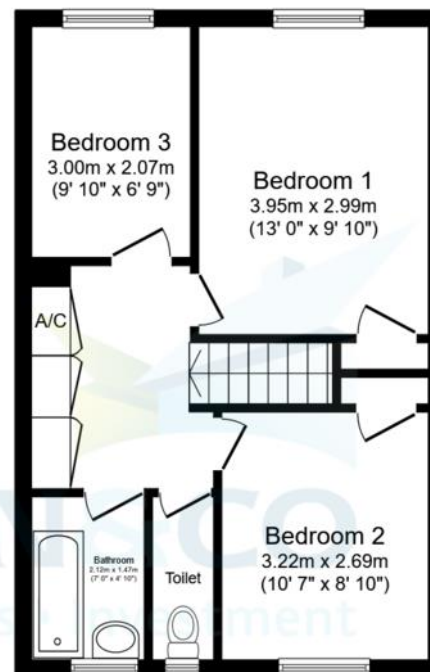






Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.)



First Floor

Floor area 42.4 sq.m. (457 sq.ft.)

TOTAL: 86.6 sq.m. (933 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.