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189 The Avenue, Kennington OX1 5RN

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189 The Avenue

Large attractive gardens feature with this extended 1930's built detached bungalow complemented by double garage, situated within a delightful after non-estate position towards the end of this highly sought after village, offering excellent potential to further extend the accommodation.

Location

189 The Avenue is well-situated in a delightful non-estate location on the edge of this popular village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links north and south.

Directions

Proceed into Kennington using The Avenue, from the direction of Radley village. Proceed past the turning on the right hand side onto Sandford Lane, and after some way turn right onto the slip road of The Avenue, where the property is situated on the right hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall with marble tiled floor leading to wonderful living room with double glazed bay window, real oak wood flooring and attractive fireplace
- Spacious separate dining room with real wood flooring which in turn leads to delightful triple aspect conservatory providing panoramic views over the large gardens
- Well equipped double aspect kitchen/breakfast room leading to side porch with doors to both front and rear gardens with cloakroom off and access to double garage
- Two spacious double bedrooms (both with fitted wardrobe cupboards) complemented by bathroom with white suite
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to double garage
- Large and attractive gardens extending to 0.22 of an acre which to the rear feature large tiled patio enclosed by dwarf walling providing delightful seating area overlooking large lawn areas extending to three sides of the property surrounded by mature flower and shrub borders, greenhouse, gazebo and versatile out building with light and power - the whole enclosed by trees, shrubbery and fencing - affording high degrees of privacy
- Excellent potential to further substantially extend the property or convert the good size roof space above

2  bedrooms

Council tax band D

3  receptions

Tenure Freehold

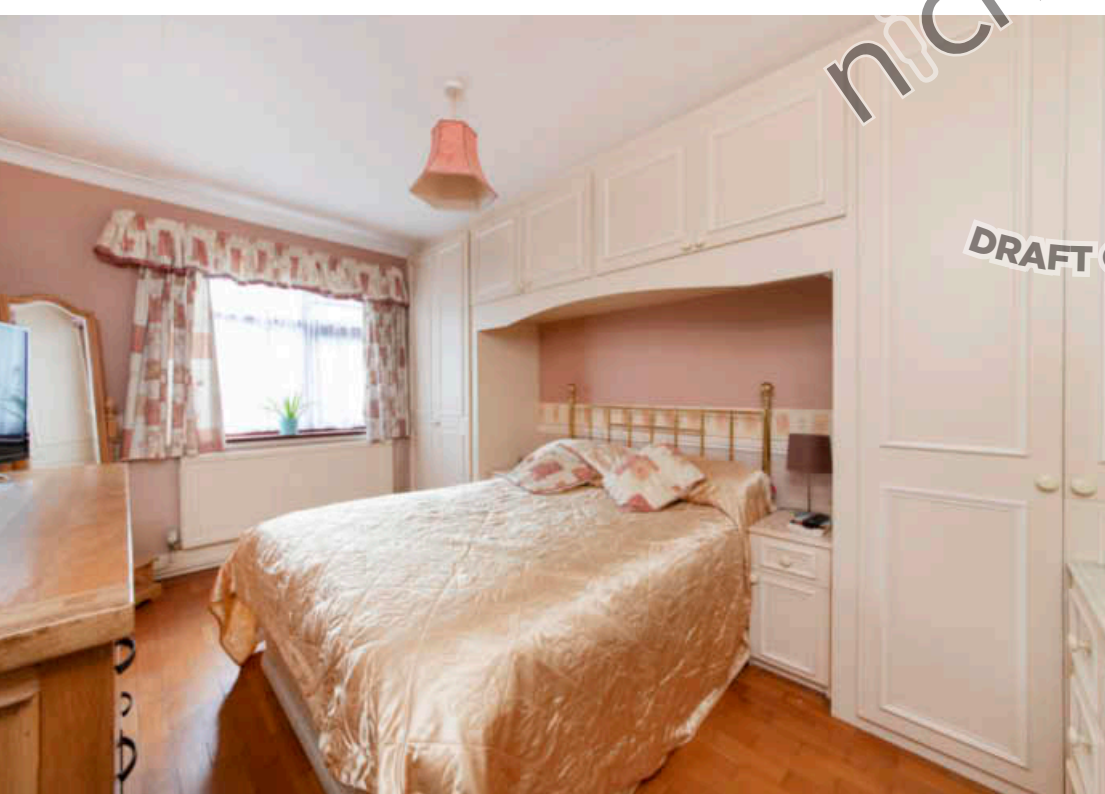
1  bathrooms

EPC rating TBC



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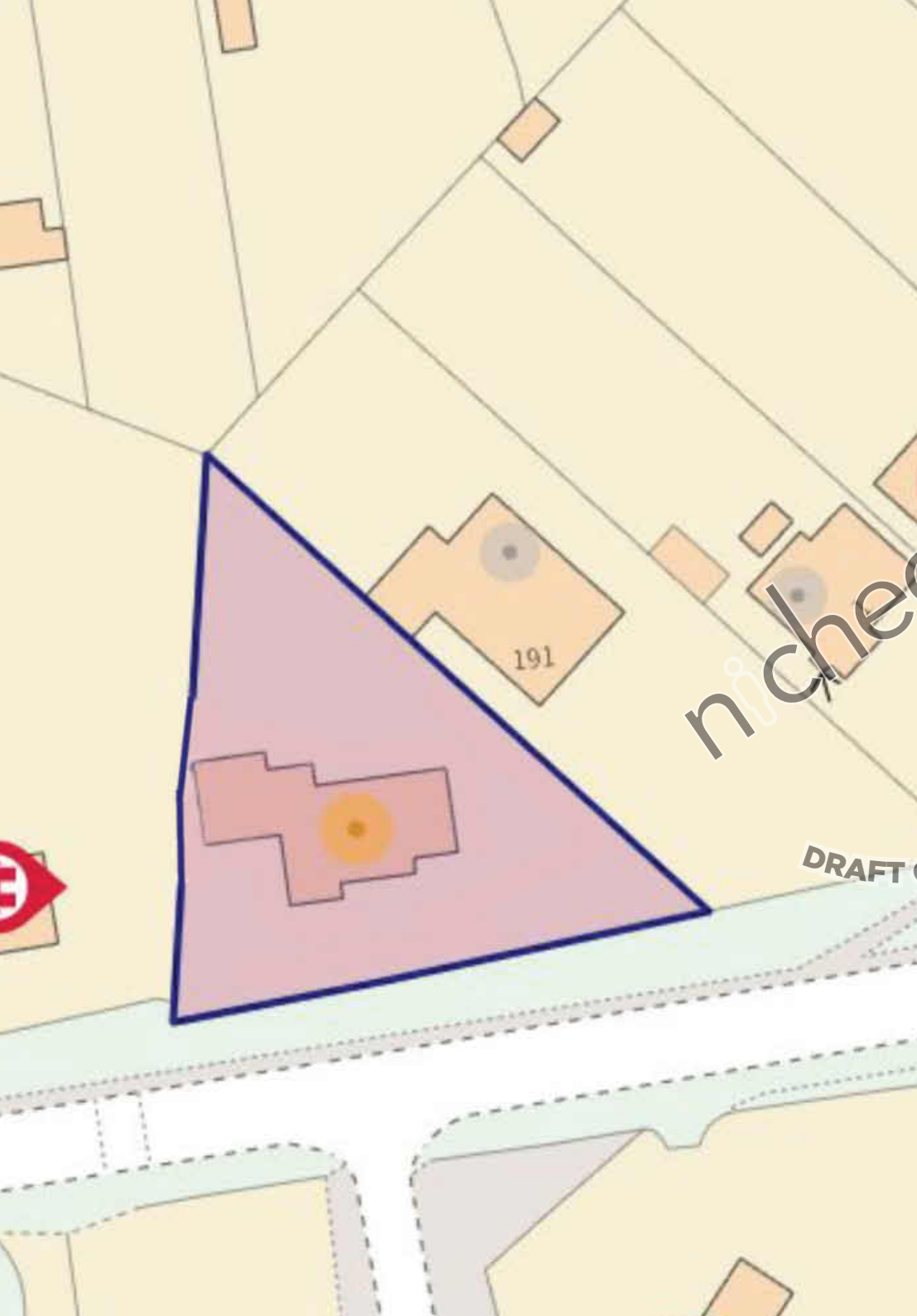
Wonderful living room with double glazed bay window, real oak wood flooring and attractive fireplace



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Large and attractive gardens extending to 0.22 of an acre which to the rear feature large patio enclosed by dwarf walling providing delightful seating area





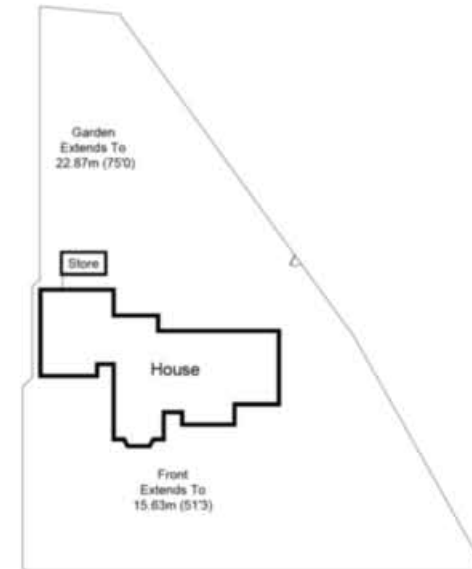
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The Avenue, OX1

Approximate Gross Internal Area = 136.0 sq m / 1464 sq ft
Store = 5.4 sq m / 58 sq ft
Total = 141.4 sq m / 1522 sq ft
(Including Garage)
Approximate Gross External Area = 869.5 sq m / 9359 sq ft



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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