



9 Colley Wood, Kennington, Oxford OX1 5NF



## 9 Colley Wood

Substantial detached bungalow offering very flexible accommodation within this delightful cul-de-sac setting within the heart of one of the areas most popular villages. Sold with no ongoing chain.

Colley Wood is a desirable no through close situated within the heart of one of the area's most sought after villages offering easy pedestrian access to many nearby amenities including good shops, school, church and public houses. There is an excellent bus service to Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles). The A34 is close by for road links to many important destinations north and south.

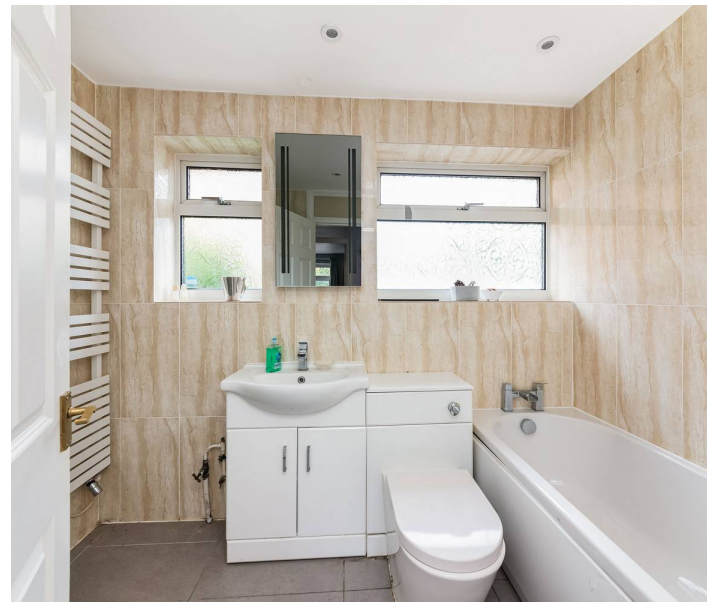
Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Turn right at the roundabout onto the Radley Road and on entering the village of Radley take the first turning on the left onto Whites Lane, sign posted Kennington. Proceed into the village of Kennington via The Avenue, continue straight across the following two mini-roundabouts onto the Kennington Road. Continue to the end of the Kennington Road turn left at the mini-roundabout to Upper Road, Colley Wood is the second turning on the right hand side, where the property is found a short way up on the left hand side, clearly indicated by the 'For Sale' board.





## Key Features

- Side entrance hall leading to three spacious bedrooms complemented by four piece bathroom with white suite
- Extended open plan 18` living room/dining room with two very flexible alternative bedrooms/reception rooms off
- Well equipped 14` kitchen/breakfast room with double doors to south westerly facing rear gardens
- Large partly boarded roof space above, mains gas radiator central heating, PVCu double glazed windows and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to double length garage with useful workshop area to the rear
- Well screened south west facing rear gardens providing extensive patio areas, lawn and potting shed, the whole enclosed by brick walling, fencing, trees and shrubbery affording good degrees of privacy



Council Tax band: E Tenure: Freehold EPC: C

Bedrooms: 4

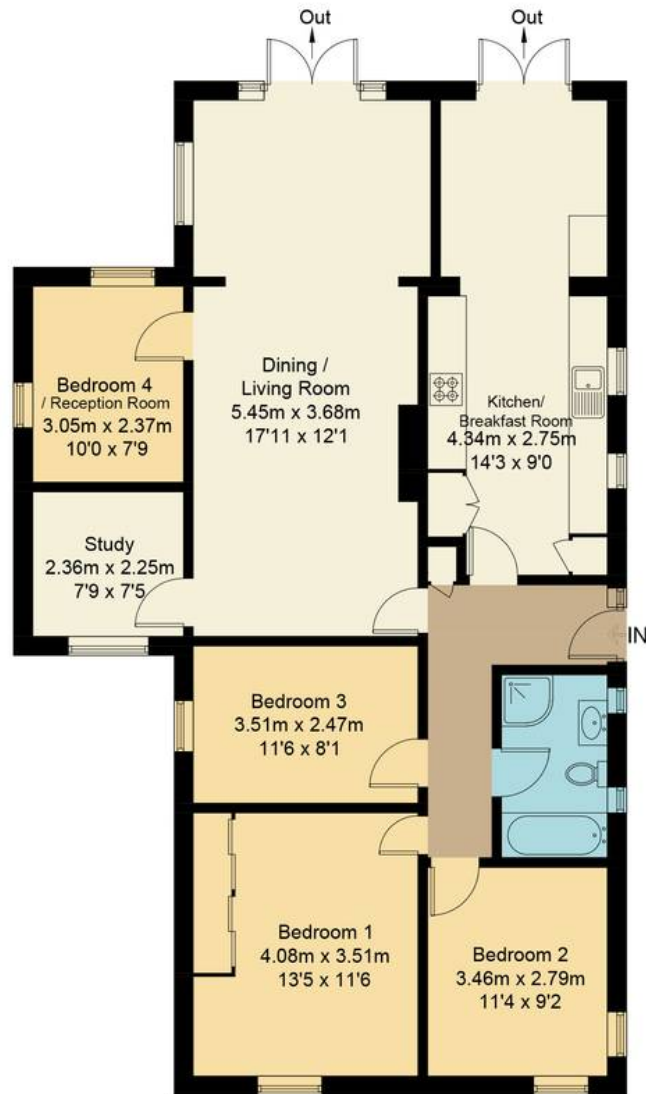
Bathrooms: 1

Receptions: 2

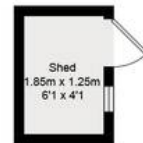


# Colley Wood, OX1

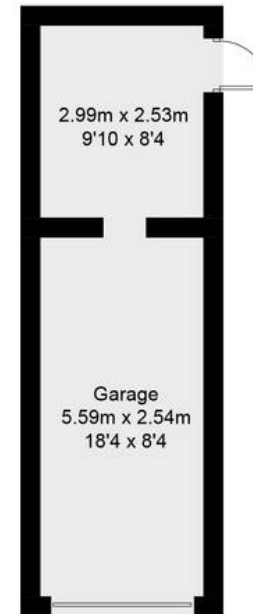
Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft  
Garage = 23.0 sq m / 248 sq ft  
Total = 135.2 sq m / 1456 sq ft  
Shed = 2.3 sq m / 25 sq ft



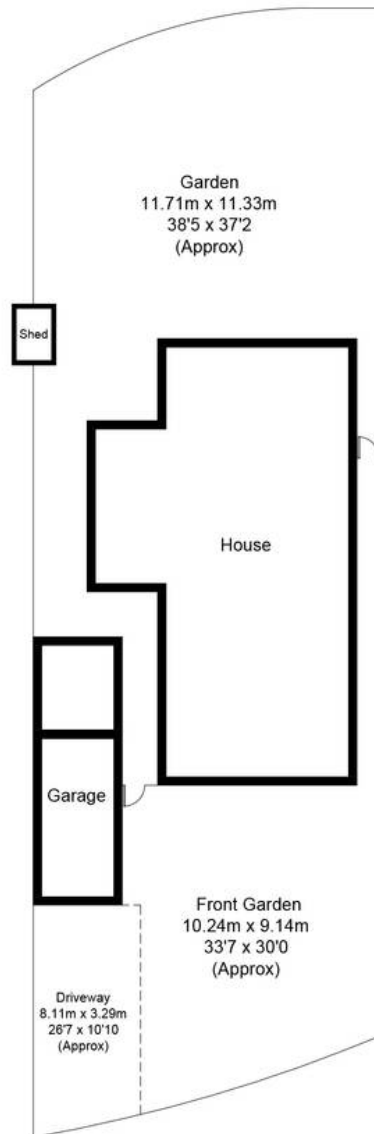
**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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