



22 Poplar Grove, Kennington OX1 5QW

## 22 Poplar Grove

Westerly facing landscaped rear gardens feature with this impressive extended bay fronted three bedroom family home, within this popular location close to many amenities, sold with no ongoing chain

22 Poplar Grove is situated in a delightful non-estate location, towards the edge of this very popular village. There is easy pedestrian access to nearby amenities including schools, shops, church and public house. There is an excellent bus service to both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers a quick route towards many important destinations north and south.

Bedrooms: 3

Bathrooms: 1

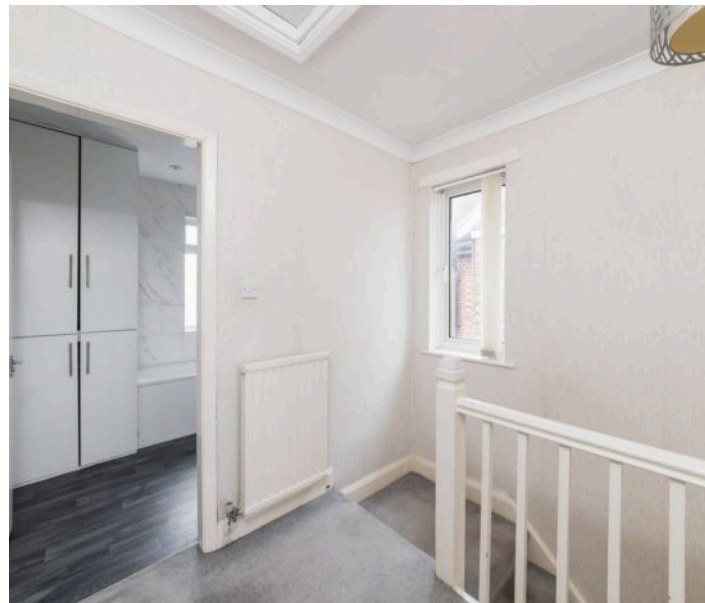
Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: E





## Key Features

- Inviting entrance hall leading to very flexible front dining room/potential ground floor fourth bedroom with large double glazed bay window
- Extended 18' living room with double doors to rear gardens and large and well equipped open plan kitchen/breakfast room
- Delightful first floor main double bedroom with large double glazed bay window
- Second double bedroom providing attractive views over the rear gardens
- Third bedroom complemented by family bathroom
- PVC double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles with double gates extending to the side of the property which in turn lead to detached garage with light and power
- Large, attractive westerly facing landscaped 115` rear gardens incorporating large patio with steps rising to extensive lawn and low maintenance graveled areas - the whole enclosed by fencing
- Excellent potential to extend the existing accommodation including a loft conversion, which has been the case with other properties within this area









BRITISH  
PROPERTY  
AWARDS  
2024

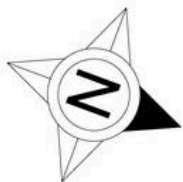
GOLD WINNER

ESTATE AGENT  
IN ABINGDON

**Hodsons**  
...your move, our passion



**Introducing the Hodsons team...**  
*...trust in our experience!*



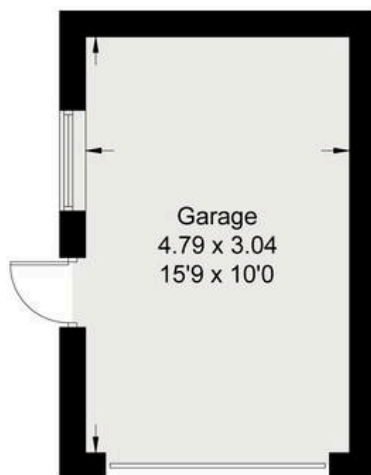
# 22 Poplar Grove, OX1

Approximate Gross Internal Area = 91.90 sq m / 989 sq ft

Garage = 14.60 sq m / 157 sq ft

Total = 106.5 sq m / 1146 sq ft

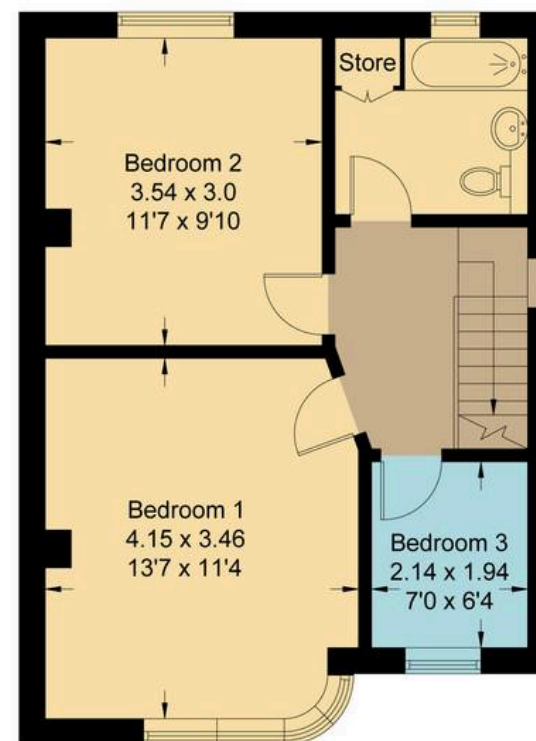
For identification only - Not to scale



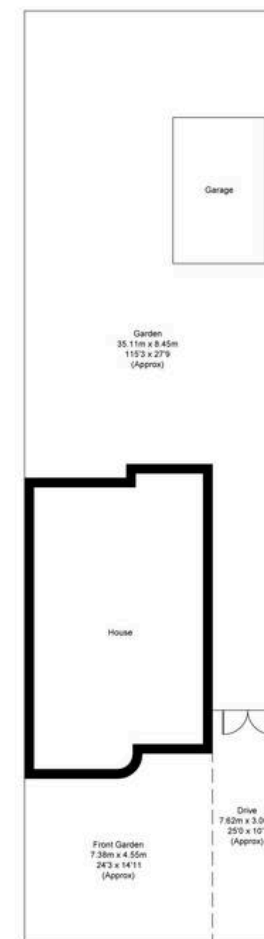
**Garage**



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL

T: 01235 553686

E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)

[www.hodsons.co.uk](http://www.hodsons.co.uk)