



176 Poplar Grove, Kennington OX1 5QT

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An extremely well located detached three bedroom bungalow, offering huge scope to substantially extend and improve, benefitting from 154' rear garden, detached timber double garage and generous accommodation within this highly sought after and extremely well serviced Oxfordshire village.

Poplar Grove is well-situated in an established location within the heart of this very popular village, offering easy access to many nearby amenities including schools, shops, church and public house. There is an excellent bus service from Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links both north and south.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC: E





Key Features

- Good size living room featuring an open fire place
- Fitted kitchen with integral appliances
- 26'x11' Garden room with insulated roof panels and French doors opening onto the rear garden
- Three well proportioned double bedrooms, bedroom one being of particular note with an attractive bay window to the front aspect all served by the family bathroom with white suite
- Externally the property benefits from an attractive walled front garden and driveway parking for multiple vehicles
- There is vehicular access along side of the house which leads to the mature rear gardens offering excellent degrees of privacy
- Timber detached double garage with light and power and further hard standing
- The property offers real scope to substantially extend both to the rear and to create a first floor (many of the neighboring properties have done so successfully)
- An extremely well situated detached residence located within this sought after cul-de-sac within this well serviced village providing superb access into Oxford



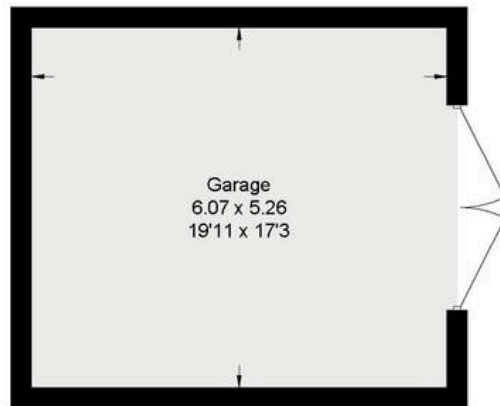
Poplar Grove, OX1

Approximate Gross Internal Area = 117.90 sq m / 1269 sq ft

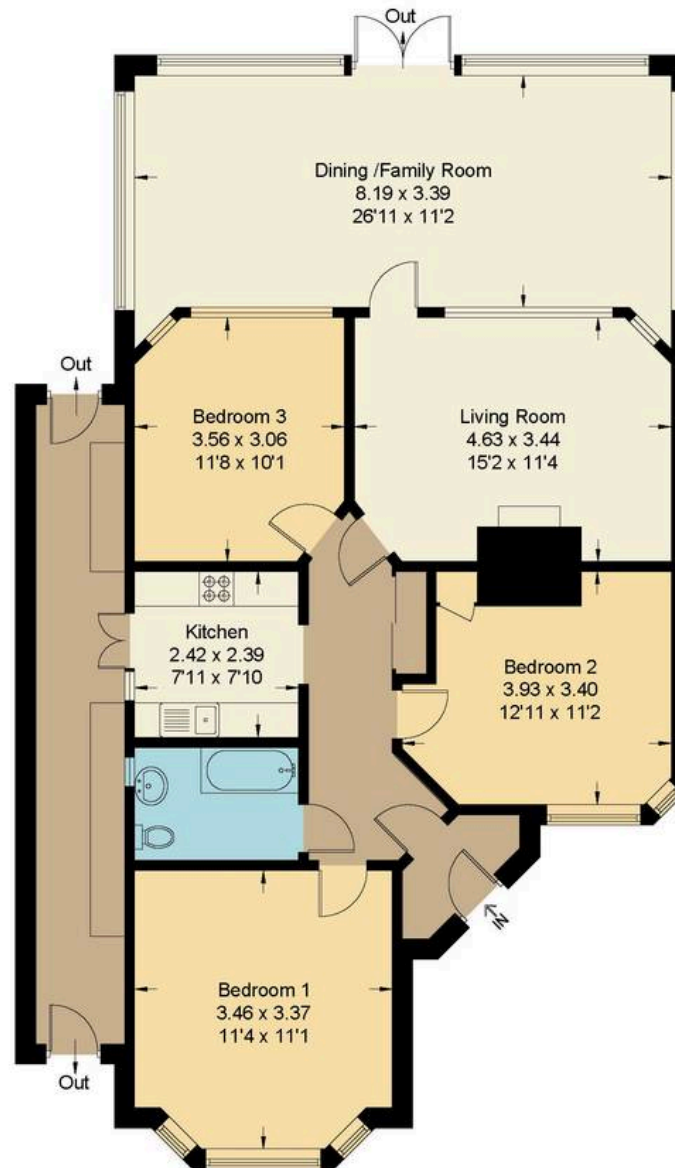
Garage = 31.90 sq m / 187 sq ft

Total = 149.80 sq m / 1456 sq ft

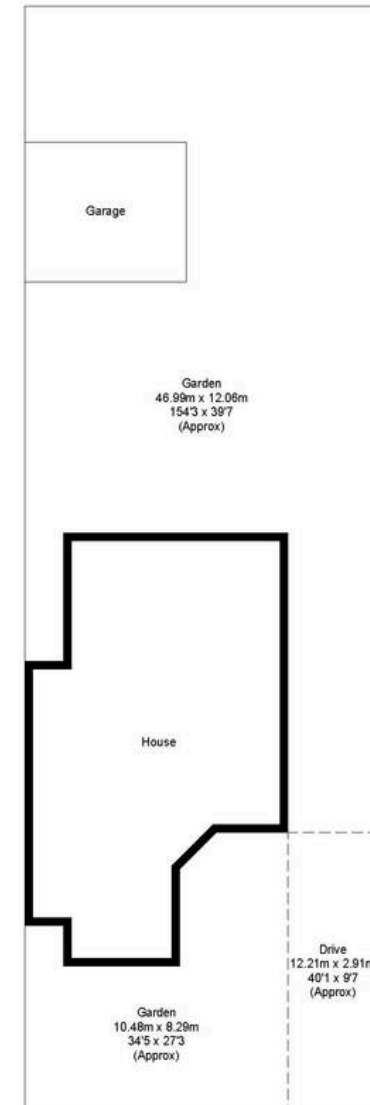
For identification only - Not to scale



Garage



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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