



## 94 Appleton Road, Cumnor, Oxon, OX2 9QH

£2,950 PCM - 2nd March 2026

- Four bedroom detached house
- Utility room and conservatory
- Garage and off street parking
- EPC rating D
- Two bathrooms and cloakroom
- Gas CH
- Council Tax Band F
- Three reception rooms
- Good size garden with shed
- Mains gas electricity and water

## 94 Appleton Road, Oxon OX2 9QH

A spacious detached four bedroom house located in this sought after village within easy access of the A34 and Oxford City Centre. Master bedroom with ensuite shower room, Two further double bedrooms and one single bedroom (three of which have fitted wardrobes) Bathroom with bath and separate shower. en-suite shower room to bedroom one. Fully fitted Kitchen with electric oven, gas hob, integrated fridge and dishwasher. Utility room with washing machine. Living room with open fire. Dining room. 3rd reception room/Study - ornamental fireplace. Cloakroom. Conservatory. Gas central heating. Good size enclosed garden with shed, single garage and off street parking in driveway for several cars.



Council Tax Band: F

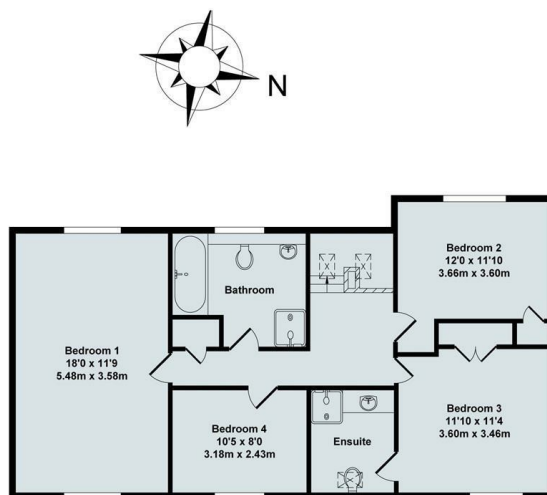








Ground Floor



First Floor

Total Approx. Floor Area 2095 Sq.Ft. (194.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

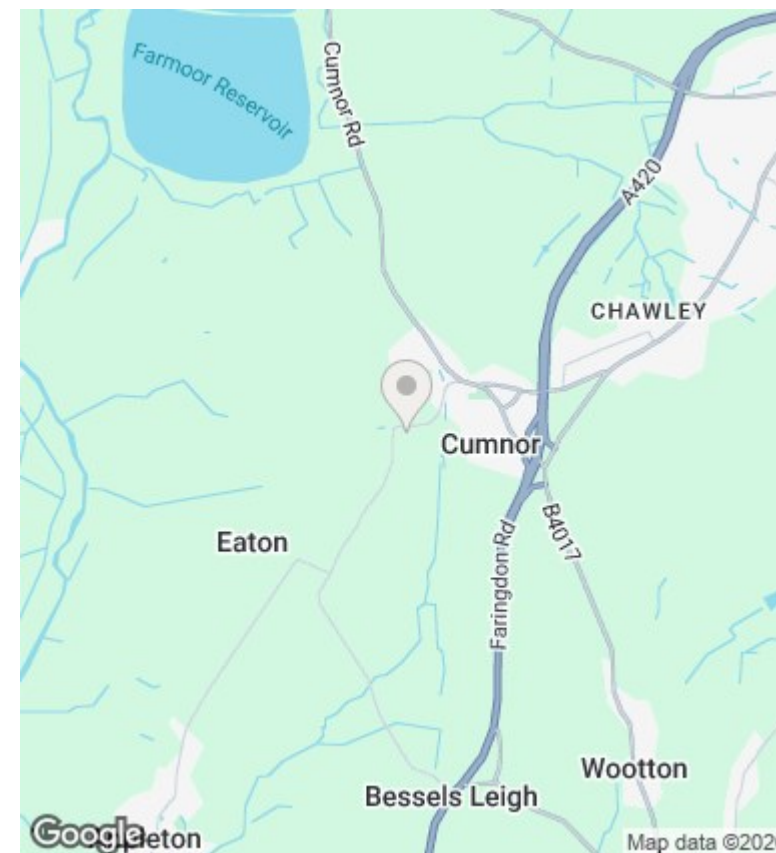
## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC