



THOMAS
MERRIFIELD
SALES LETTINGS

93 Norreys Road,
Cumnor, Oxford, OX2 9PU

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An opportunity to acquire a three-bedroom detached chalet bungalow, ideally situated on sought after Norreys Road in Cumnor on the west side of Oxford.

- Spacious sitting room with archway to dining room
- Kitchen/breakfast room
- Ground floor bedroom with en-suite shower room
- Second ground floor double bedroom
- Family bathroom
- Third bedroom to first floor
- Driveway parking for two cars and single garage
- Large mature south-facing rear garden
- No onward chain
- Council Tax Band: E. EPC Rating: D

Offering excellent potential for refurbishment and modernisation, the property is available with no onward chain. The accommodation comprises an entrance hall, spacious sitting room, dining room, and a kitchen/breakfast room. The ground floor also features a bedroom with en-suite shower room, a second double bedroom, and family bathroom, while the first floor offers a further third bedroom. There is uPVC double-glazing and gas-fired central heating. The property benefits from an enclosed front garden and a block-paved driveway providing off-road parking and a garage, with convenient side access. To the rear is a large garden enjoying a desirable southerly aspect, extending to 110 feet approximately, offering excellent outdoor space and significant potential for landscaping or extension, subject to the necessary consents.

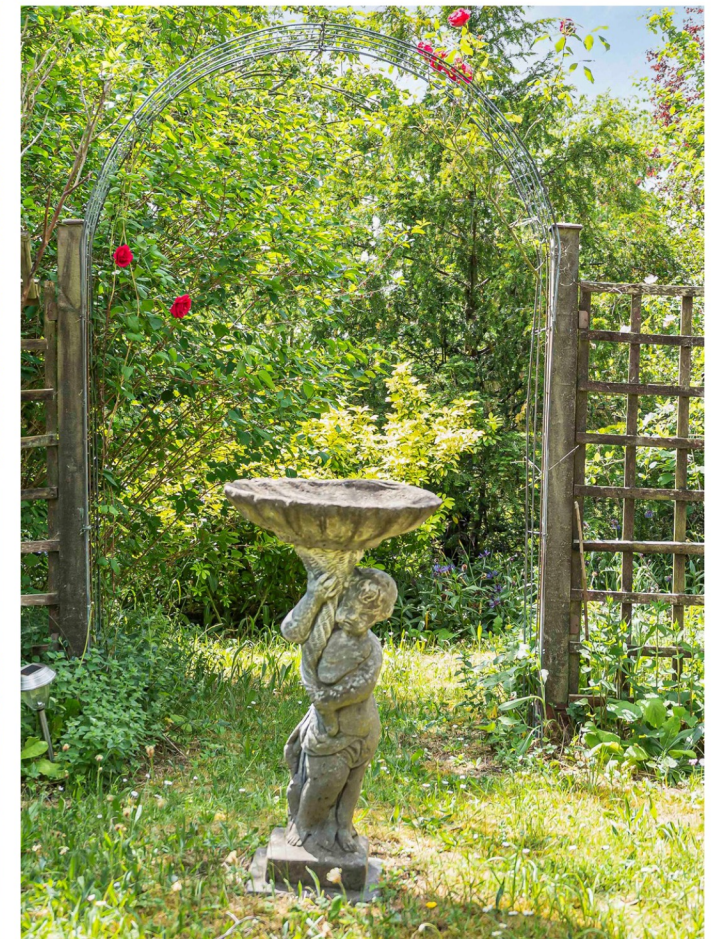
Guide Price £485,000 Freehold





Norreys Road lies between Cumnor Hill and Cumnor village with excellent access to the A34 and A420. Oxford city centre is 3½ miles away and local shopping is available in Botley along with Waitrose and Aldi food stores on Botley Road. Cumnor village has a Post office and village store, church, primary school, two pubs and a cricket club. There is access to numerous country walks and sailing at Farmoor Reservoir. Oxford Railway Station is 3 miles away offering a fast 50 minute service to London Paddington.

According to Ofcom Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.



**Approximate Gross Internal Area 1112 sq ft - 103 sq m
(Excluding Garage)**

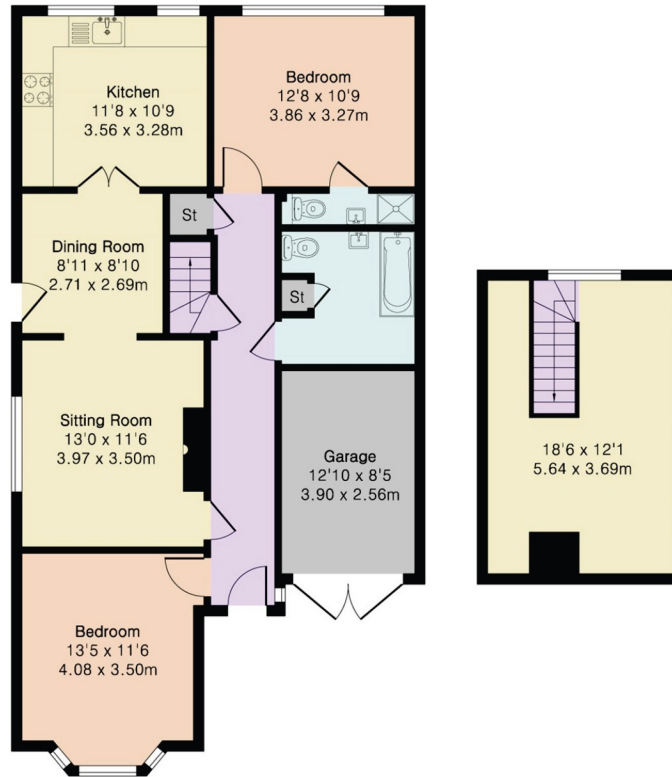
Ground Floor Area 888 sq ft – 82 sq m

Second Floor Area 224 sq ft – 21 sq m

Garage Area 107 sq ft – 10 sq m



Garden
105'0 x 37'9
32.00 x 11.50m



Ground Floor

Second Floor