



41 Kennington Road, Kennington OX1 5PB



# 41 Kennington Road

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An extended, handsome, semi detached family home, well situated in this highly sought after and well serviced Oxfordshire village

41 Kennington Road is situated in a desirable non-estate location. Kennington offers a good variety of shops, general store, post office and chemist, public house, St Swithun's primary school and local church. Regular buses run to and from the village to Oxford City Centre (circa. 2.4 miles), Abingdon and surrounding towns and villages, various accesses to the A40 at junctions 8 and 9 and the M4 at junction 13 at Newbury. Didcot Railway station provides direct links to London, Paddington for commuters. Properties such as this rarely become available and we would strongly recommend an initial viewing to appreciate the overall accommodation on offer.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





## Key Features

- Entrance porch opening through into a good size entrance hall with ample storage
- Beautiful front living room featuring a bay window and open fireplace
- Second highly versatile reception room currently a lounge semi open plan to the kitchen/dining room
- Striking, extended and wonderfully light kitchen/dining room with French doors opening onto a paved terrace
- Well fitted kitchen with breakfast bar, space for Range cooker and generous storage. The glazed French doors, window and pair of skylights ensure the room is flooded with natural light
- Ground floor cloakroom
- To the first floor are three well proportioned bedrooms, two of which are double bedrooms, one benefiting from attractive bay window, and bedroom two with built in storage and views over the gardens
- Family bathroom with white suite complete with heated towel rail
- Externally the property benefits from block paved driveway parking for multiple vehicles complimented by gated access to the rear garden
- The rear garden which exceeds 213' in length is particularly noteworthy, offering excellent degree of privacy with mature trees and shrubs and substantial timber shed

41 Kennington Road is situated in a desirable non-estate location. Kennington offers a good









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# Kennington Road, OX1

Approximate Gross Internal Area = 99.10 sq m / 1067 sq ft

Shed = 13.40 sq m / 144 sq ft

Total = 112.50 sq m / 1211 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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