



THOMAS
MERRIFIELD
SALES LETTINGS

157 Cumnor Road, Boars Hill
Oxford, OX1 5JS

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Offered to the market with no onward chain, this extended three-bedroom semi-detached house is well positioned in sought after Boars Hill Area,

- Entrance hall
- Living room
- Dining room
- West facing rear garden
- Three bedrooms
- Family bathroom
- Front garden with driveway parking
- Single garage and EV charging
- EPC Rating: D
- Council Tax Band: D

The property offers well-balanced accommodation comprising an entrance hall, spacious living room, separate dining room, and fitted kitchen. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a front garden with driveway parking, an EV charging point, and shared access to a single garage. To the rear is a particularly generous west-facing garden, enjoying plenty of afternoon and evening sunlight.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data is good outdoors and variable indoors with certain network providers.

Guide Price £465,000 - Freehold





Cumnor village is just 1½ miles away offering access to the city via Botley Road and to a mainline station with a direct access into London Paddington. There is easy access to arterial roads including the A34 and A420 connecting to the A40, M40 and the M4. The village itself is community led with a well-regarded primary school, village store and post office, two public houses and church.

Central Oxford provides an extensive choice of shopping, entertainment venues, cultural amenities and restaurants and cafes to suit most tastes. More locally within Botley is the Westway Place shopping centre serving most day to day needs.



**Approximate Gross Internal Area 925 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 537 sq ft – 50 sq m

First Floor Area 388 sq ft – 36 sq m

Garage Area 138 sq ft – 13 sq m

