



34 Cranbrook Drive, Kennington OX1 5RR



## 34 Cranbrook Drive

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Extremely well located within this highly sought after and well serviced Oxfordshire village, a well presented and generously proportioned three-bedroom, two bathroom, semi-detached family home benefiting from a single garage and South facing rear garden.

Cranbrook Drive is well-situated in a delightful non-estate location on the edge of this popular village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links North and South.

Bedrooms: 3

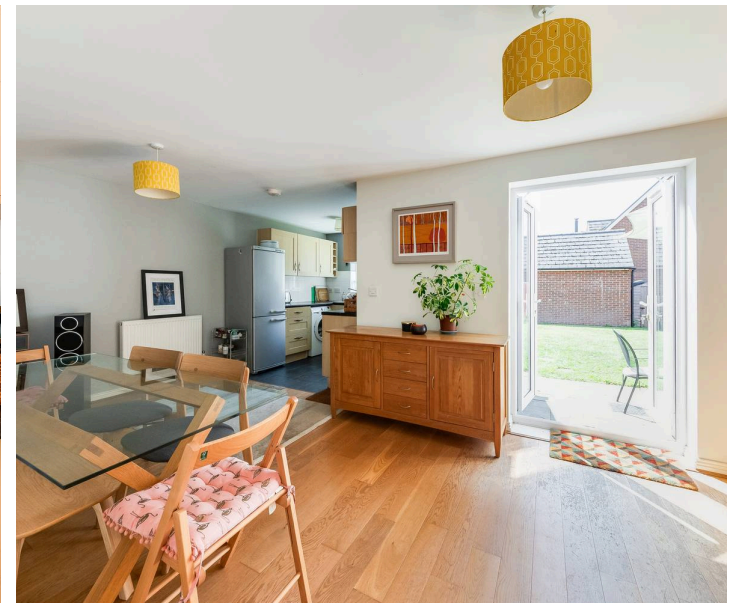
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: TBC





## Key Features

- Entrance hall with doors to all principal rooms, stairs rising to the first floor and ground floor WC
- Good size living room to the front aspect
- The heart of the home is undoubtedly the open plan social kitchen/dining /family room featuring a fitted kitchen with views over the rear gardens
- Wonderfully light, generous dining/informal living space with glazed French doors opening onto a paved rear terrace
- To the first floor are three well proportioned bedrooms arranged around a good size landing
- Bedroom one is particularly noteworthy, benefiting from built-in storage, pleasant bay window and contemporary shower en-suite
- Family bathroom with white suite
- Externally the property benefits from driveway parking leading to a single garage
- South facing rear gardens offer good degrees of privacy, predominantly laid to lawn with a paved terrace, as well as a further patio area at the foot of the garden









BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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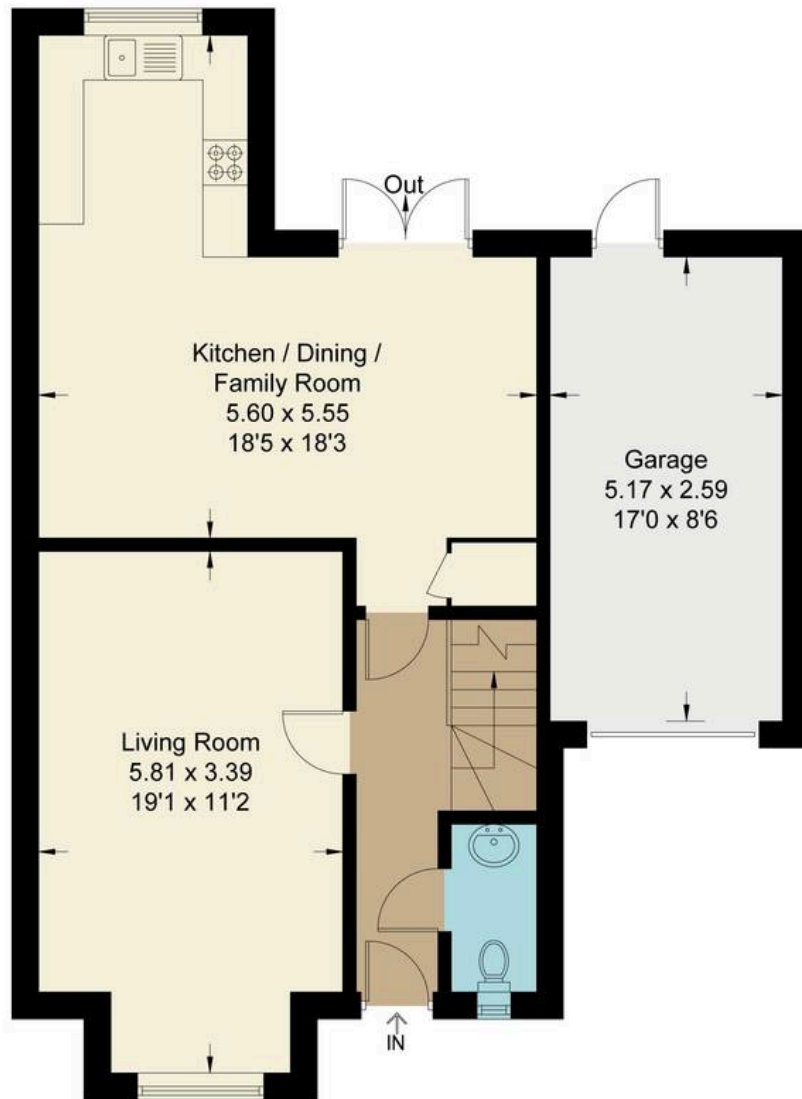
# Cranbrook Drive, OX1

Approximate Gross Internal Area = 100.30 sq m / 1080 sq ft

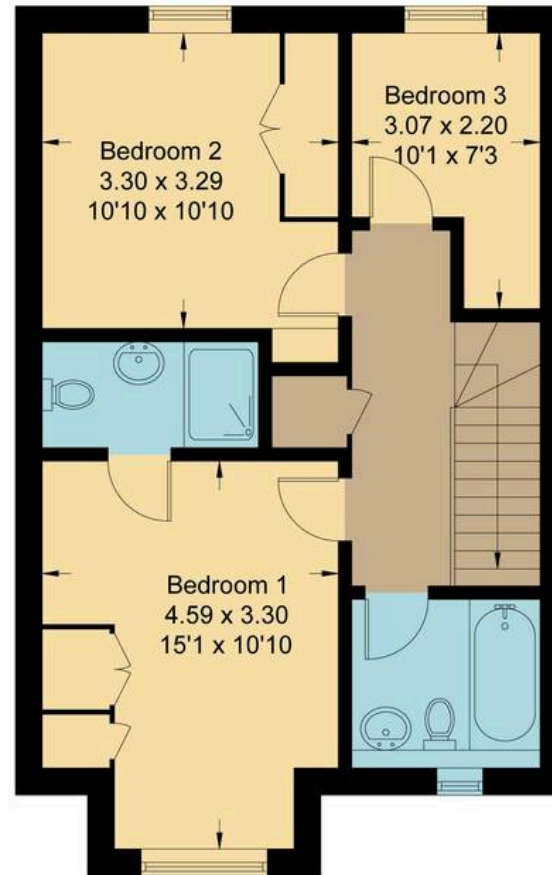
Garage = 13.40 sq m / 144 sq ft

Total = 113.70 sq m / 1224 sq ft

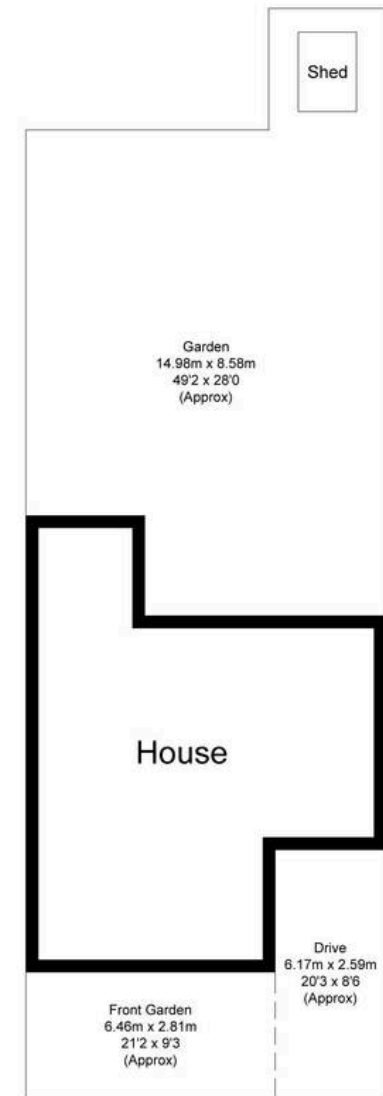
For identification only - Not to scale



**Ground Floor**



**First Floor**



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