



THOMAS
MERRIFIELD
SALES LETTINGS

2 Liddiard Close,
Kennington, Oxford, OX1 5RY

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A three-bedroom detached bungalow well situated in this popular village with a south facing garden and no onward chain.

- Entrance porch
- Living room with doors to the garden
- Kitchen
- Three bedrooms
- Bathroom and separate WC
- Rear garden with greenhouse and shed
- Detached garage
- Off-street driveway parking
- Council Tax Band: E
- EPC Rating: D

The property is sited on the inner circle of Liddiard Close and surrounded by other bungalows providing an excellent degree of privacy. The accommodation comprises recessed entrance porch, entrance hall, kitchen/dining room, living room, three bedrooms, bathroom and separate WC.

Outside, the front garden is open plan with a block paved driveway leading to a detached single garage, there is gated side access to the rear garden which benefits from a southerly aspect extending to 74' (22.10m) with greenhouse and shed.

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

Guide Price £435,000 Freehold





Kennington occupies an excellent location between Oxford and Abingdon with a wide range of amenities including a primary school, Co-op store, Post Office, chemist, health centre, library, two churches, a village pub and take away restaurants. There is also a children's playground, sports field, walks on the Memorial Fields and easy access to Bagley Wood and the River Thames at Sandford Lock.

Kennington is also in the catchment area for Matthew Arnold Secondary School off Cumnor Hill and is served by a regular bus service to central Oxford and Abingdon.



**Approximate Gross Internal Area 838 sq ft - 78 sq m
(Excluding Garage & Outbuilding)**

Garage Area 140 sq ft – 13 sq m

Outbuilding Area 84 sq ft – 8 sq m



Garden
74'10 x 39'4
22.80 x 12.00m

