



THOMAS  
MERRIFIELD  
SALES LETTINGS

14 Simpsons Way,  
Kennington, Oxford, OX1 5RZ

## 14 Simpsons Way, Kennington, Oxford, OX1 5RZ

A four-bedroom detached house situated in this popular and convenient village in need of updating. No onward chain.

- Entrance porch
- Sitting room with doors to dining room
- Kitchen and utility room
- Cloakroom
- Four bedrooms
- Bathroom and separate WC
- Garage and driveway parking
- Enclosed rear garden
- Council Tax Band: E
- EPC Rating: D

Whilst the property is in need of modernisation it offers spacious living quarters and a good size plot in this sought after road, the accommodation comprises, entrance porch, hallway, sitting room, kitchen, dining room, utility room and cloakroom. On the first floor there are four bedrooms, bathroom and separate WC. Outside, front garden with driveway leading to an attached single garage. The rear garden extends to 77'3 (23.5m) laid mainly to lawn with side access, outbuilding and green house. Hardwood flooring is under the existing carpets in the hall and front and back rooms.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is good outdoor and variable in home.

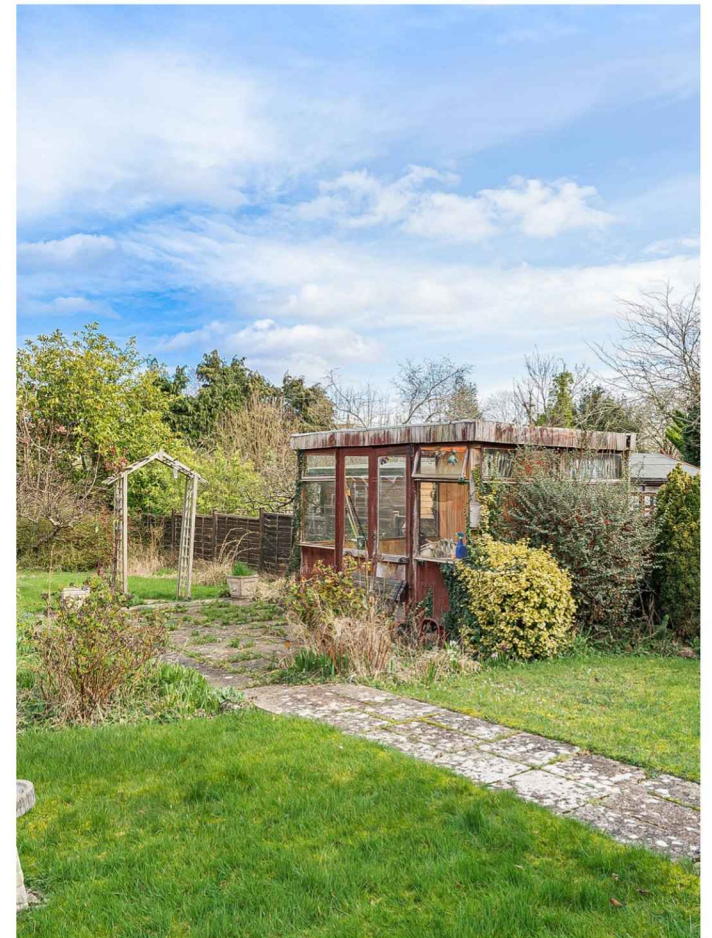
**Guide Price £550,000 Freehold**





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 1313 sq ft - 122 sq m  
(Excluding Garage)**

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 580 sq ft – 54 sq m

Garage Area 141 sq ft – 13 sq m

