

9 CRANBROOK DRIVE

KENNINGTON, OXFORD OX1 5RR

9 Cranbrook Drive

Kennington, Oxford OX1 5RR

A four-bedroom detached family home with south facing garden and a garage located in the popular village of Kennington.

The property is in need of modernisation but is in a perfectly livable state and has the potential to extend (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a kitchen, a spacious sitting room, dining room with doors leading out into the garden, a utility room, and a WC.

On the first floor there are three double bedrooms, a single bedroom, and a family bathroom.

To the rear of the property there is generous a south facing garden with side access. There is driveway parking for two cars to the front of the house and additional parking and storage in the integrated garage.



4



2



1



Approx. 44.6ft

GUIDE PRICE

£565,000

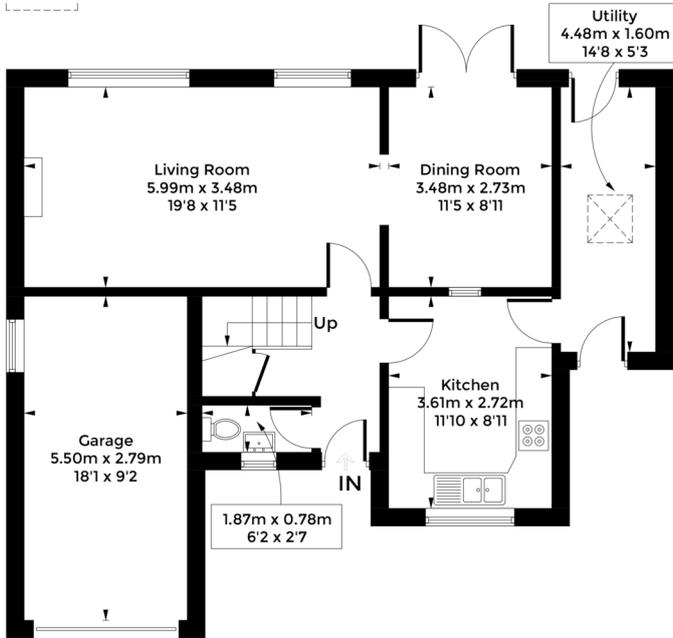




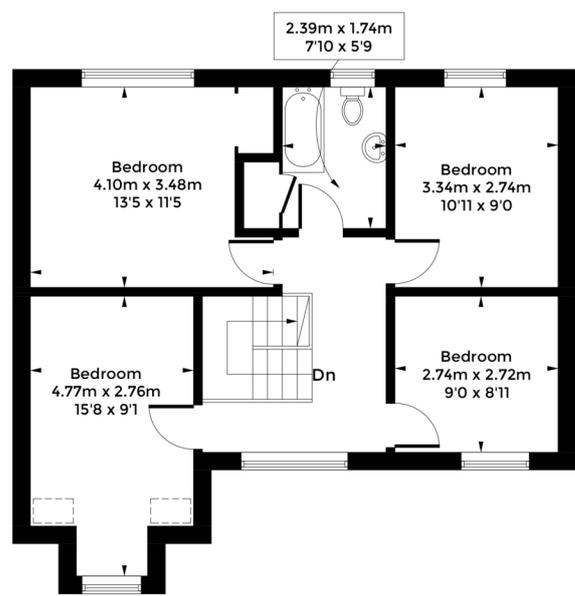
Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 132.6 sq m / 1427 sq ft



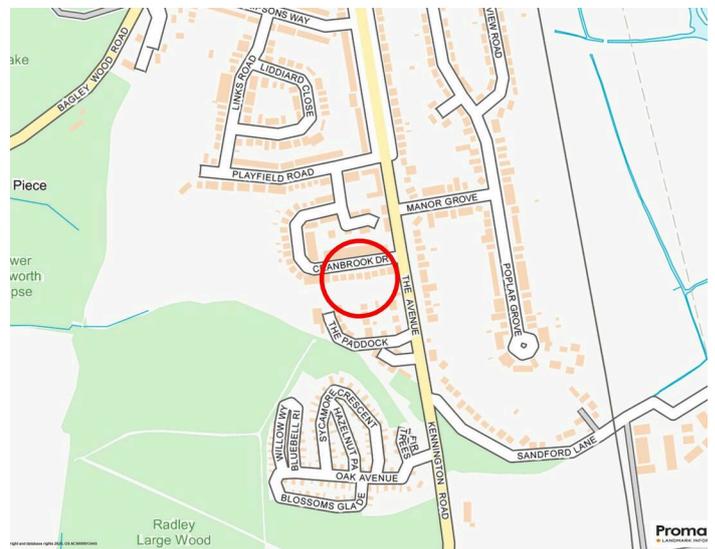
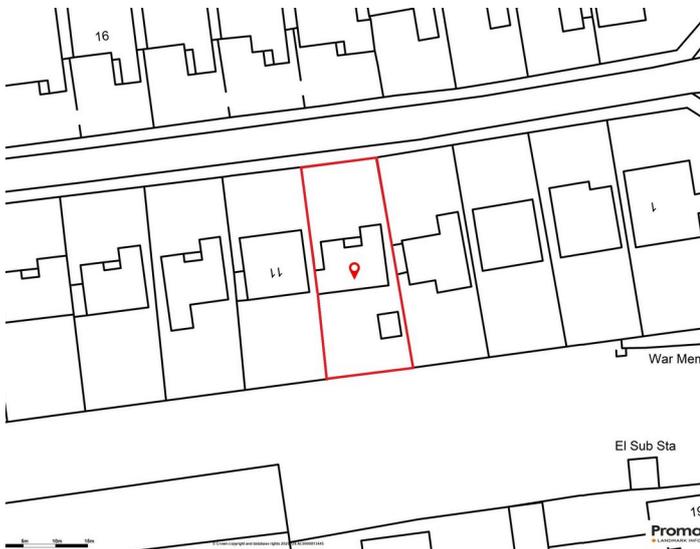
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Council Tax:
 Band E - £2986.22

Parking:
 Off-street parking

Local Authority:
 Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

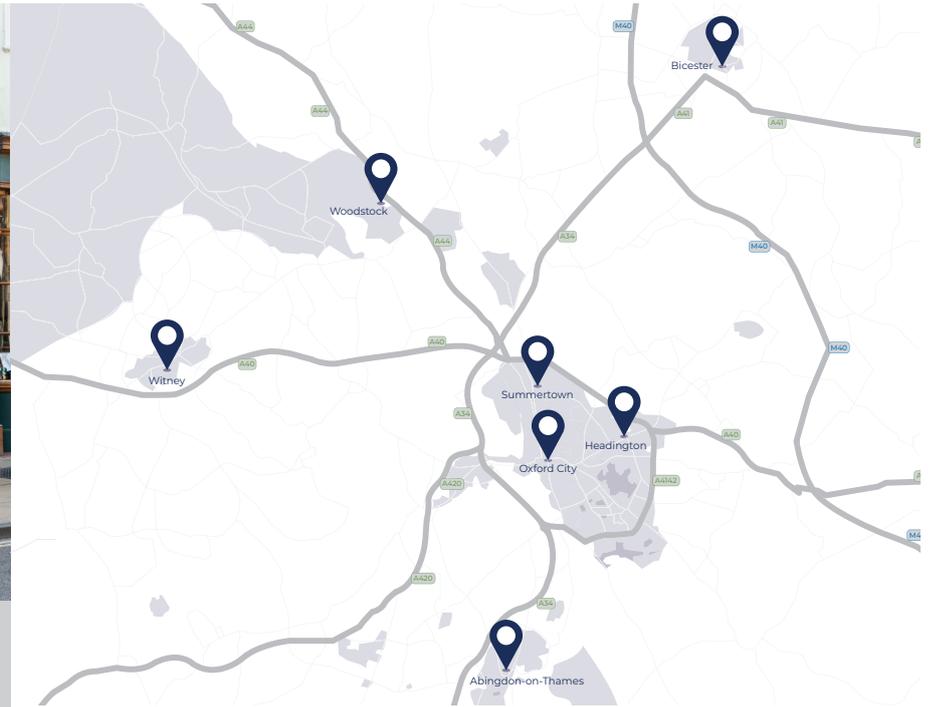
LOCATION COMMENT

Cranbrook Drive is a residential street located in the popular village of Kennington. There is a very good local primary School within a short walk from the property as well as Kennington Memorial Field and The Links Playground. There are a range of local amenities within the village including a pub, a Co-op, Post Office and a fish and chip shop. The village is well situated for easy access into both Oxford and Abingdon and the A34 and A420 are also within easy reach.



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