

23 PLAYFIELD ROAD

KENNINGTON, OXFORD OX1 5RS

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Kennington, Oxford OX1 5RS

A well proportioned three-bedroom detached home with a south facing garden and driveway parking.

The property comes to the market well presented throughout with recently fitted kitchen and bathroom, and benefits from having no onward chain.

The ground floor accommodation comprises an entrance hall, an open plan kitchen/ dining/ living area with double aspect windows, and a utility room with WC.

On the first floor there are three well proportioned bedrooms, and a recently fitted shower room.

To the rear of the property there is a mature south facing garden, patio area and a garage.



Approx. 34.7ft

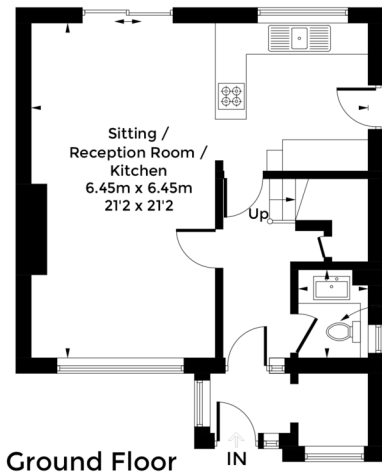
GUIDE PRICE

£500,000

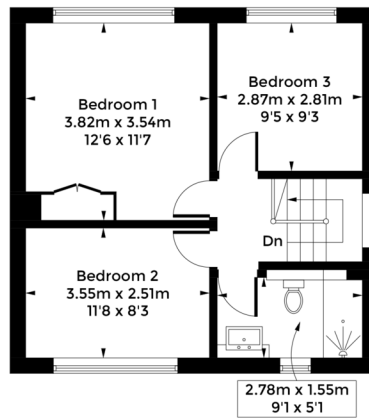




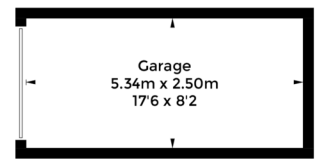
Approximate Gross Internal Area = 89.1 sq m / 959 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 102.5 sq m / 1103 sq ft



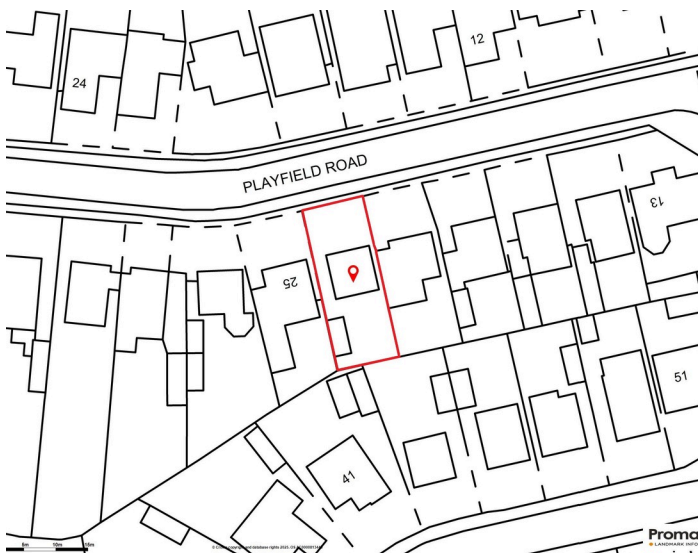
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Council Tax:
 Band E - £3132.36

Parking:
 Single garage & off-road to front

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		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

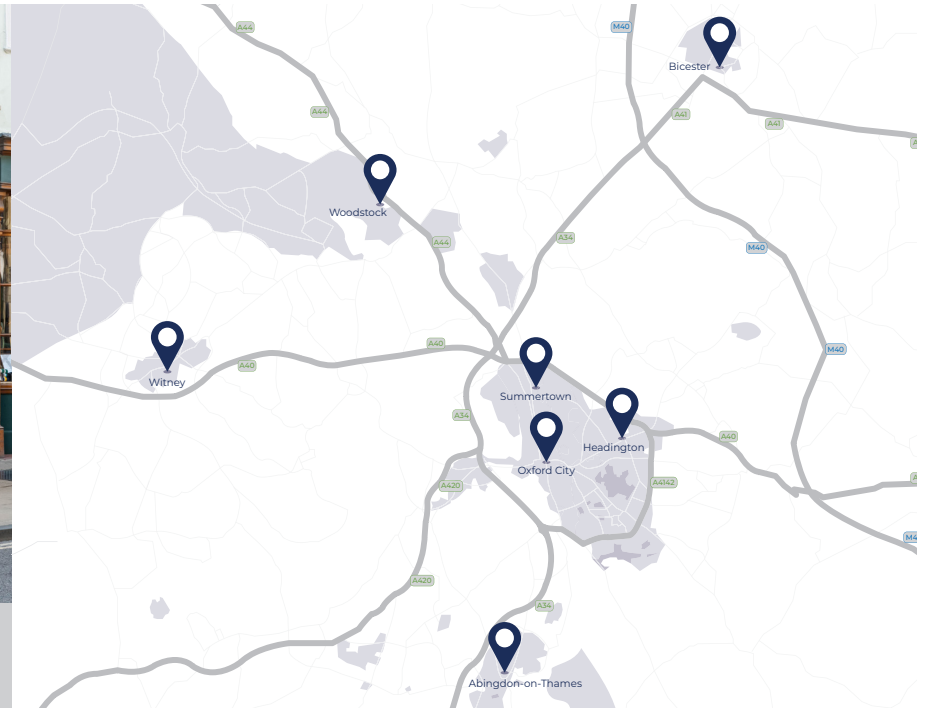
LOCATION COMMENT

Playfield Road is a quiet residential street 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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