

# 192A UPPER ROAD

KENNINGTON, OXFORD OX1 5LR

# 192A Upper Road

Kennington, Oxford OX1 5LR

A four-bedroom detached home with driveway parking, a garage and a south west facing garden.

The house benefits from having no onward chain and is ideally located for those looking for convenient access into Oxford.

The ground floor accommodation comprises an entrance hall, a kitchen, a spacious reception room with doors opening into the garden, a WC and integrated garage.

On the first floor there are four bedrooms and a bathroom.

To the rear of the property is a beautiful garden with mature flower beds on both sides of the lawn, side access, and a shed.

## GUIDE PRICE

**£575,000**

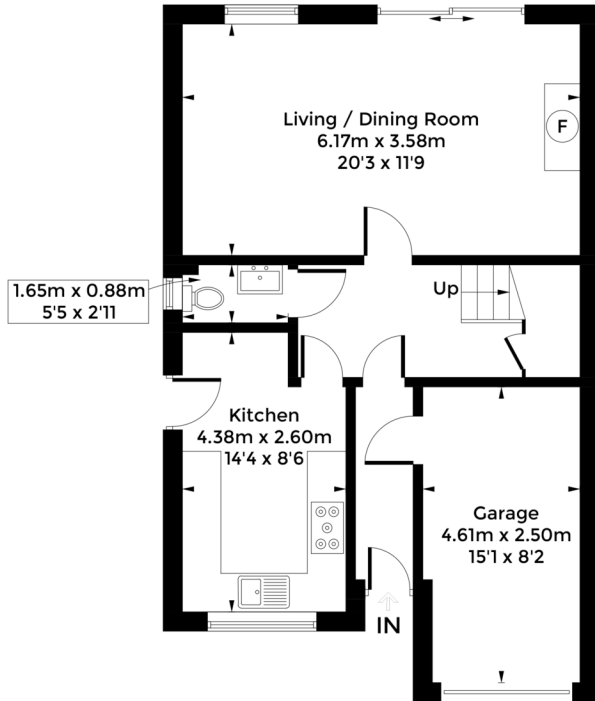


70.2ft garden

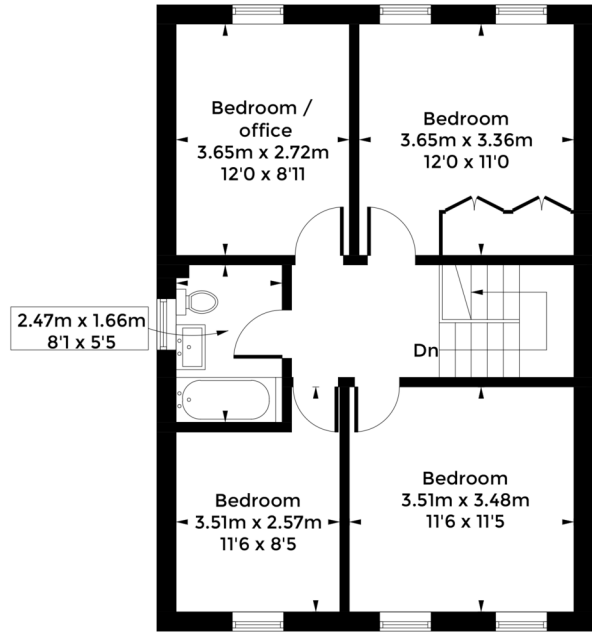




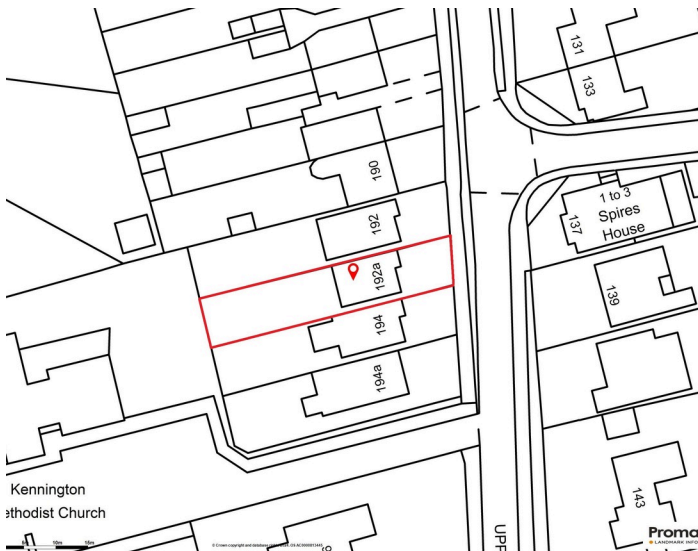
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft  
( Including Garage )



Ground Floor



First Floor



**Council Tax:**  
Band E - £3132.36

**Parking:**  
Garage & off-rd for 2 cars

**Local Authority:**  
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

*The village of Kennington is well placed for access to the A34 and the ring road. There is an excellent bus service to Oxford, Abingdon and Didcot. There is a wide range of local amenities including a local co-op, post office, doctor's surgery, primary school, church and public house.*



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