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24 Cranbrook Drive, Kennington OX1 5RR

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## 24 Cranbrook Drive

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Impressive and well presented three bedroom detached bungalow, situated in a highly sought after village location close to amenities, offering many features including delightful 18' x 16' open plan living room/dining room and three spacious bedrooms overlooking attractive fully enclosed rear gardens, sold with no ongoing chain.

### Location

24 Cranbrook Drive is well-situated in a delightful location offering easy access to nearby amenities including good schools, shops, church and public house. There is an excellent bus service to both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many good road links north and south.

### Directions - what3words dairy.spirit.parade

Proceed into Kennington using The Avenue, from the direction of Radley village. Proceed past the turning on the right hand side (Sandford Lane), and after some way turn left onto Cranbrook Drive, where the property is found a short way down, clearly indicated by the 'For Sale' board.



- Entrance hall leading to cloakroom, kitchen and delightful 18' x 16' open plan living room/dining room with original wood parquet flooring
- Impressive main double bedroom with with an extensive selection of wall to wall wardrobe cupboards, two further spacious bedrooms and refitted shower room with white suite
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to garage and to the rear are attractive 45' x 38' rear gardens featuring extensive patio and lawn - the whole enclosed by mature trees, shrubbery and fencing, affording good degrees of privacy

3  bedrooms

Council tax band E

1  receptions

Tenure Freehold

1  bathrooms

EPC rating TBC



## Cranbrook Drive, OX1

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

Garage = 12.9 sq m / 139 sq ft

Shed = 3.6 sq m / 39 sq ft

Total = 101.2 sq m / 1090 sq ft

Garden / Driveway Area = 310.1 sq m / 3338 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.

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