



Pennywell Drive
Oxford

Carter Jonas

1 PENNYWELL DRIVE OXFORD OX2 8NB

Newly refurbished kitchen & bathroom
3 bedrooms
Garage & off-street parking
Planning permission for side extension

DESCRIPTION

A beautifully renovated three bedroom semi-detached family home situated in this popular North Oxford location, just over a mile from Oxford Parkway station. The entrance hall opens into the spacious sitting room with deep windows allowing the light to flood in to the room and on to the kitchen/dining room with a useful utility area to one side and a cloakroom. Upstairs there are three bedrooms, one of which is a single bedroom/ office and a newly fitted family bathroom. Sliding doors from the dining area open on to a terrace and rear garden with outbuildings for storage. Adjacent to the front garden is a garage and off-street parking. There is planning approval for a single storey extension with potential to extend further to the side including conversion of the garage.

LOCATION

The property is conveniently situated within easy reach of local shops for everyday shopping with Cutteslowe Park close by with lovely walks, tennis courts, children's playground and a model railway. The property is approximately 1 mile north of Summertown, providing good access to various cafes and supermarkets including Marks and Spencer food hall and popular bars and restaurants. Public transport and cycle lanes also take you to Oxford City Centre and Oxford Parkway station with train services to London Marylebone in just under an hour. Many of Oxford's excellent choice of state and private schools are within reach, some now offering their own mini bus services to school.

**A BEAUTIFULLY RENOVATED THREE BEDROOM FAMILY HOME
BENEFITING FROM A GARAGE AND OFF-STREET PARKING IN A POPULAR
NORTH OXFORD LOCATION. NO ONWARD CHAIN.**



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 8NB

Tenure: Freehold with vacant possession on completion
The property is offered to the market with no onward chain

Local Authority: Oxford City Council

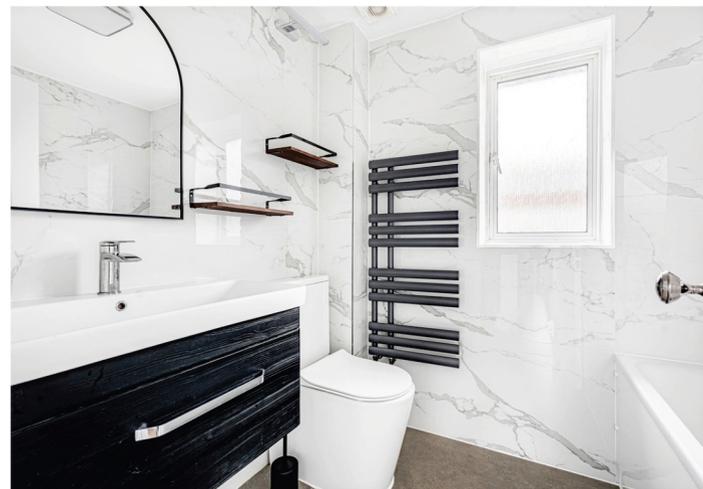
Council Tax: Band C

EPC Rating: D

Services: All mains services are connected.

Gas fired central heating.

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. however, all providers are predicted to have good levels of service inside at this property.
Broadband speeds can be checked here: checker.ofcom.org.uk.



Approximate Gross Internal Area 1071 sq ft - 99 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 420 sq ft – 39 sq m

Garage Area 142 sq ft – 13 sq m

Outbuilding Area 75 sq ft – 7 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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