

**PENNY &
SINCLAIR**

KENDALL CRESCENT

OXFORD, OX2 8NF

**PENNY &
SINCLAIR**

FOR SALE

01865 318013

www.pennyandsinclair.co.uk

KENDALL CRESCENT

OXFORD, OX2 8NF

A well presented three bedroom family home, offered for sale with no onward chain.

Newly installed kitchen • Two reception rooms • Low maintenance rear garden • Chain free sale • Easy access to Oxford parkway station
• Close proximity to the amenities of Summertown

DESCRIPTION

A three bedroom family home situated in this North Oxford side road, within walking distance of Oxford Parkway station, and being offered for sale with no onward chain. The property is presented in good order throughout with a newly installed kitchen with integrated white goods. The accommodation comprises: entrance hall, sitting room, dining room and kitchen on the ground floor. Above, there are three bedrooms and a family bathroom. To the exterior is a paved rear garden with a garden store, and on-street parking to the front.

SITUATION

Situated within walking distance of Oxford Parkway station and approximately one mile north of Summertown, providing good access to all the day-to-day shopping facilities including bars, restaurants and a Marks and Spencer food hall, with slightly further afield the more comprehensive amenities of Oxford City Centre. Just outside the development there is a bus stop providing a regular and reliable bus service linking you to Summertown and the city centre. North Oxford Tennis Club and Golf Club are within walking distance of the property. The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.





SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

Council Tax Band 'C' amounting to £1,894 for the year 2021/22.

LOCAL AUTHORITY

Oxford City Council

OX1 1BX

Telephone (01865) 249811

AGENTS CONTACT DETAILS



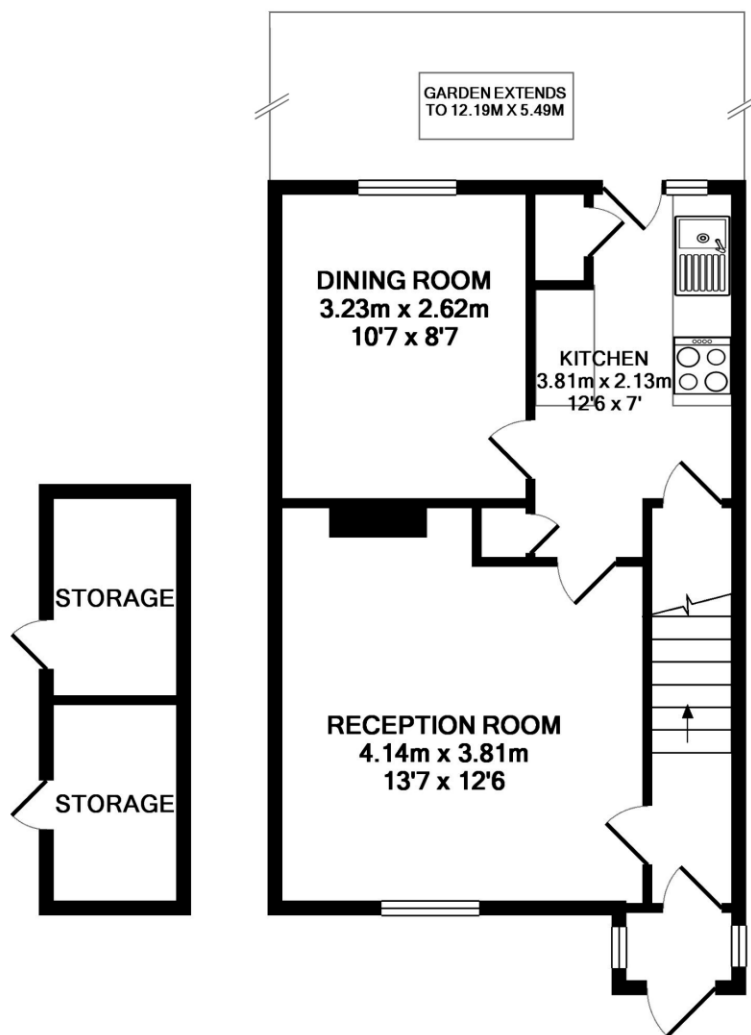
01865 318013

Mayfield House, 256 Banbury Road,

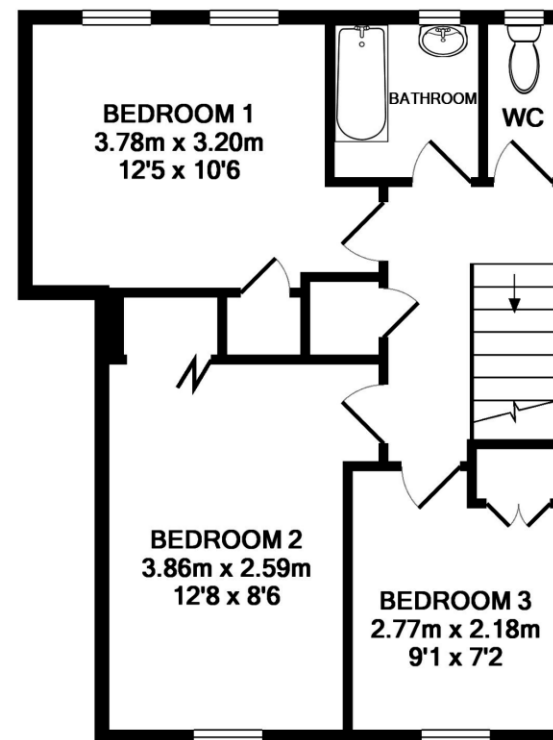
Summertown, Oxford, OX2 7DE

sales@pennyandsinclair.co.uk





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 81.8 SQ.M. (881 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services. - www.e8ps.co.uk
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