



THOMAS  
MERRIFIELD  
SALES LETTINGS

105A Poplar Grove,  
Kennington, Oxford, OX1 5QR



# 105A Poplar Grove, Kennington, Oxford, OX1 5QR

A very well-presented three bedroom end-terraced house built in around 2020 and located in this quiet side road in popular Kennington and between Oxford and Abingdon being sold with no onward chain

- End terraced house built in around 2020
- Large sitting room
- Vaulted kitchen dining room with doors to garden
- Utility room with space for washing machine and dryer
- Cloakroom
- Three bedrooms and family bathroom
- Gas central heating and double glazing throughout
- East-facing garden with garden shed
- Block-paved off street parking for two cars
- Council Tax Band: D. EPC Rating: B

A modern and well-designed family home with spacious living accommodation, a wonderful part vaulted kitchen/dining room, separate utility room, cloakroom, three bedrooms and a family bathroom. The loft is boarded with a drop down ladder and Velux window. The property has been finished to a high standard throughout and has a rear garden extending to 57ft/12sm with large patio, lawn, gravelled pathway and sitting area and a useful shed with light and power. There is space to park two cars on the block-paved front garden.

According to Ofcom, Superfast and Ultrafast broadband is available. For information on mobile and data performance please use the mobile checker at [ofcom.org.uk](https://www.ofcom.org.uk).

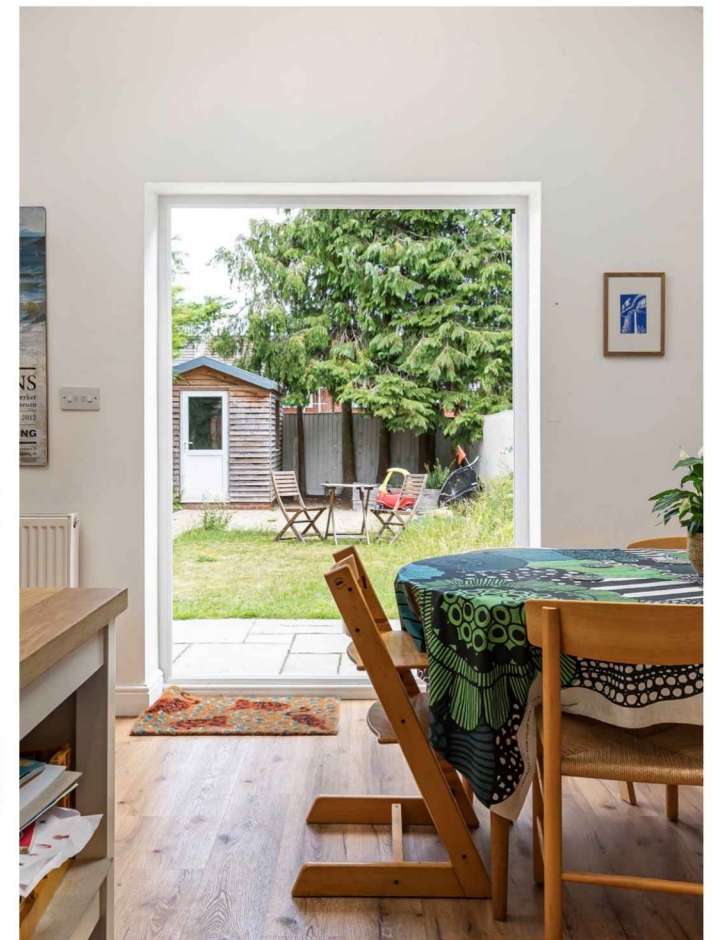
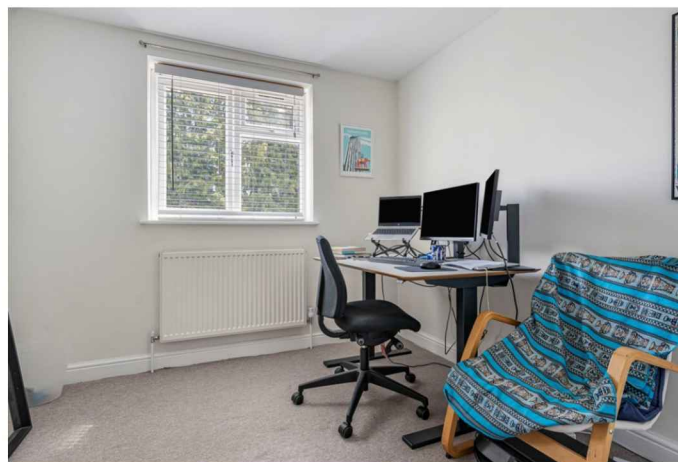
**Guide Price £400,000 Freehold**







Kennington is a sought after large village located just south of Oxford c.2 miles from the city centre. Village amenities include; Co-op store, post office, chemists, vets, takeaway, two churches, primary school, Montessori nursery and sports field. There is also access to walks on the Thames pathway, Bagley wood and the memorial fields. There is a regular bus service to Oxford, Abingdon and Botley and the ring road connects to the A34 and A40/M40. Oxford Railway station provides a fast 50 minute service to London Paddington.



**Approximate Gross Internal Area 1054 sq ft - 97 sq m  
(Excluding Outbuilding)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 425 sq ft – 39 sq m

Outbuilding Area 65 sq ft – 6 sq m

