



Oliver  
James





Norreys Road,  
Cumnor  
Oxford, OX2 9PT

**£599,950**

### Description

Extended 1930's semi detached family home with flexible four/five bedroom accommodation and three bath/shower rooms.

The accommodation layout provides a separate self contained ground floor studio/bedroom which can be part of or separate from the main family living space offering numerous uses including a rental income.

The double aspect main reception room is over 24ft in length with a fireplace and wood burning stove being a particular feature. The kitchen/dining room is a great size and offers an open plan family space and this leads to a ground floor shower room and cloakroom plus the home office/bedroom five.

On the first floor there are three bedrooms and a bathroom. Central heating is gas to radiators. Outside there is driveway parking to the front of the property and a mature and well stocked south facing rear garden, 100ft in length.







## Directions

Proceed out of Oxford heading West on the Botley Road. Continue through Botley and up Cumnor Hill.

At the top of Cumnor Hill turn right into Chawley Lane and follow the road around to the left into Norreys Road, The property can be found on the left hand side.

## Location

Just to the west of Oxford, the sought after village of Cumnor offers a well regarded village primary school, village store and post office, an independent butcher, newsagent, garage, church and two excellent public houses with restaurants, The Vine and The Bear & Ragged Staff.

Cumnor has excellent access into the centre of Oxford and Oxford Mainline railway station via Cumnor Hill and Botley Road. The A420 and A34 are close by providing easy access to major road links including the A40, M40 and M4.

The historic City of Oxford offers a comprehensive selection of shopping, sporting, recreational, leisure and education facilities







# Norreys Road, OX2

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

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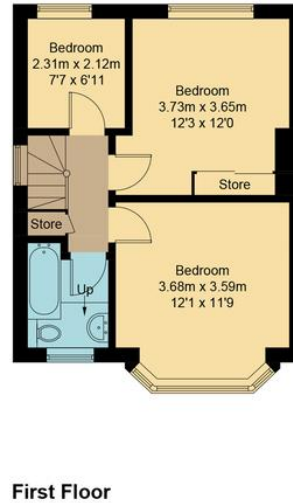
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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