



**Connells**

Kersington Crescent  
Oxford



### Property Description

Upon entering, you are greeted by a generous living room positioned to the left and to the right, a practical utility room adds valuable storage and functionality. At the rear of the property sits the kitchen/dining room, designed with space with doors opening directly onto the garden- perfect for seamless indoor-outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in cupboards, providing excellent storage solutions. The first floor is further complemented by a shower room and a separate W.C.

Externally, the home boasts a private rear garden, along with driveway parking at the front. For added convenience, the home also benefits from an EV charging point, making it a practical and future-ready choice for modern living.

Kersington Crescent is positioned near Cowley Centre, just off Barns Road, and within easy reach of Oxford Business Parks, offering excellent access to local amenities, employment hubs and transport links.

### Living Room

18' 3" x 14' 1" ( 5.56m x 4.29m )

### Kitchen/Dining Room

8' 11" x 9' 10" ( 2.72m x 3.00m )

### Utility Room

6' 4" x 6' 10" ( 1.93m x 2.08m )

### Bedroom 1

12' 3" x 9' 10" ( 3.73m x 3.00m )

### Bedroom 2

11' 7" x 10' 11" ( 3.53m x 3.33m )

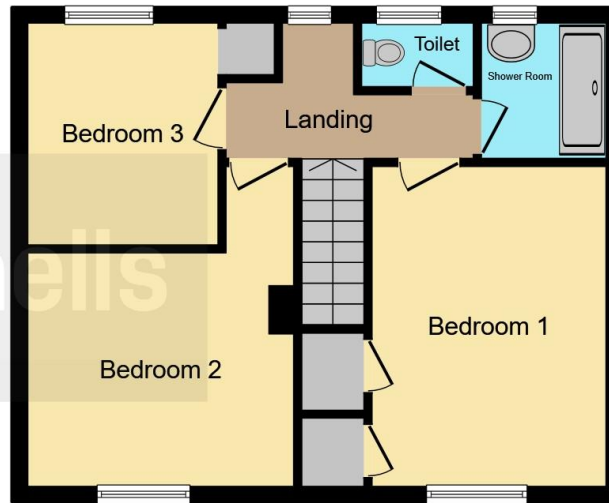
### Bedroom 3

7' 10" x 7' 11" ( 2.39m x 2.41m )





**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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