

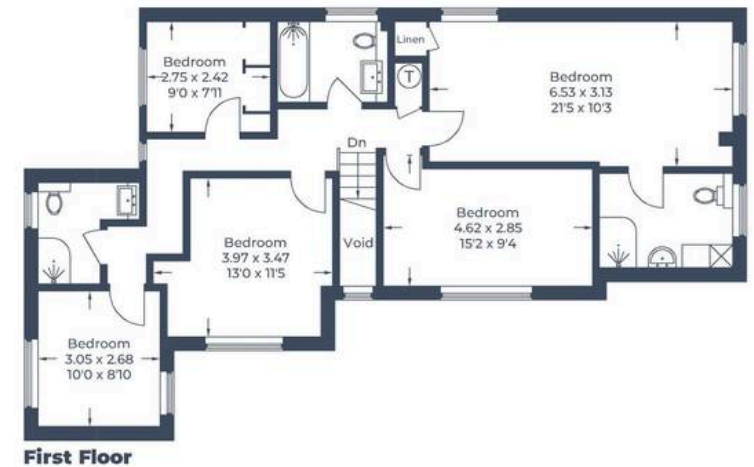
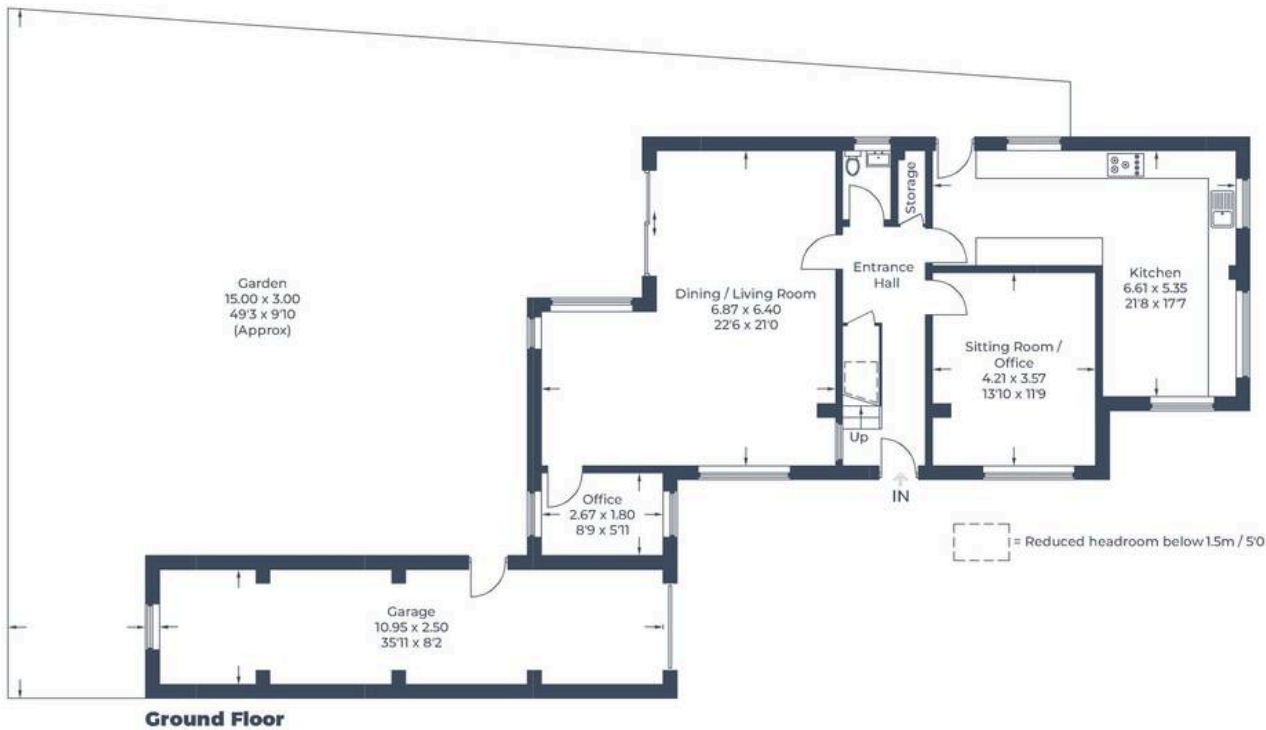


15 Woodcroft, Kennington
Oxford

Guide Price **£795,000**

Simpsons
The Pro**active** Agent

Approximate Gross Internal Area
Ground Floor = 95.9 sq m / 1,032 sq ft
First Floor = 89.3 sq m / 961 sq ft
Garage = 27.5 sq m / 296 sq ft
Total = 212.7 sq m / 2,289 sq ft



15 Woodcroft

Kennington, Oxford

This property is a well-presented, spacious detached home situated in a quiet and desirable residential setting.

Council Tax band: F

Tenure: Freehold

- No Onward Chain
- Modern Triple-Aspect Kitchen, featuring high-quality quartz worktops and premium Bosch appliances, including: Integrated dishwasher and washing machine, Pyrolytic Oven & Microwave
- Top-tier SunPower solar system with a German Fronius inverter, benefiting from a FIT tariff increasing with inflation until 2033.
- A Valliant heating system with weather compensation and dual-zone control for upstairs and downstairs.
- Spacious Tandem Garage – A double-length garage offering extra storage and utility space.
- Property sits at the end of a 'No through-traffic' road
- Established front and rear gardens, with the rear garden containing a charming Summer House.
- Stylish & Durable Flooring – High-quality hardwood flooring throughout the ground floor, including Kährs engineered oak and QuickStep HydroSeal.
- Off street parking for at least 2 vehicles plus



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