



63 Oxford Street, Northwood
£395,000

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This deceptively large detached home is positioned in the popular residential road of Oxford Street and has been lived in and loved by the current owners since it was built over 50 years ago. Although the home is dated, it provides large and comfortable rooms, creating well appointed accommodation - perfect for families - with gas central heating and UPVC double glazing. There are three good sized double bedrooms, serviced by a bathroom and a handy separate cloakroom set to one end of the home, whilst the large family kitchen/dining room; gorgeous double aspect living room and separate sitting room, are located at the other end. The sitting room has a view and access to the large garden, which backs on to fields. The home has plenty of parking and a semi detached garage at the end of the driveway. This is a very appealing and exciting project for someone who can move in and then create their own family residence over time. Freehold. Council Tax Band - E. EPC - C-69

UPVC double glazed side entrance door to:

Entrance Hallway:

An L-shaped area with access to loft and built in cupboard housing the gas fired boiler. Doors to:

Kitchen/Dining Room:

19'1" max x 12'1" max (5.84m max x 3.70m max)

A super entertaining space providing plenty of room for dining, as well as giving a good kitchen area. The kitchen could do with modernising, but offers a good range of units including a central Island; pale worktops and spaces for appliances. UPVC double glazed side windows and external door to porch.

Further internal doors to sitting room and also:

Lounge:

17'4" x 14'6" max (5.29m x 4.44m max)

A lovely light and light living room with two UPVC double windows to the side and stone fireplace with gas coal effect fire. Double doors open and lead to the:

Sitting Room:

19'2" x 14'6" max (5.86m x 4.44m max)

An ideal second reception room with two sets of UPVC double glazed doors to the garden. The room provides super flexibility and can be used for additional dining/ seating etc. Two large built in cupboards give great storage and there is a door that links the room back to the kitchen.



**Bedroom One:**

14'6" x 11'0" (4.42m x 3.36m)

A large and light double bedroom with UPVC double glazed side window.

Bedroom Two:

13'0" x 12'11" (3.98m x 3.96m)

A spacious double room with large UPVC double glazed windows to the side and front. Built in wardrobe.

Bedroom Three:

11'10" x 9'3" (3.63m x 2.83m)

Another light double bedroom with large UPVC double glazed front window.

**Bathroom:**

8'2" max x 6'0" max (2.51m max x 1.83m max)

Fitted with a smart white suite of wash hand basin and bath with chrome mixer tap/shower attachment over. Tiling to two walls and UPVC double glazed opaque side window.

WC:

5'5" max x 2'10" max (1.67m max x 0.88m max)

With opaque UPVC double glazed side window and WC.

Porch:

11'5" x 4'9" (3.50m x 1.46m)

To the side of the home, is a good sized porch of UPVC double glazed construction- perfect for coats and boots. UPVC double glazed door to the kitchen.

**Garage & Parking:**

A long block paved driveway runs along side the home and leads to the:

Garage:

17'7" x 8'9" (5.36m x 2.67m)

There is no door to the garage, so it is open fronted.

Gardens:

The home is set back from the road by a lawned front garden which has access to both sides, leading round to the rear garden. This good sized, level garden is mainly laid to lawn with a patio area close to the house. There are mature shrubs and trees and a greenhouse.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

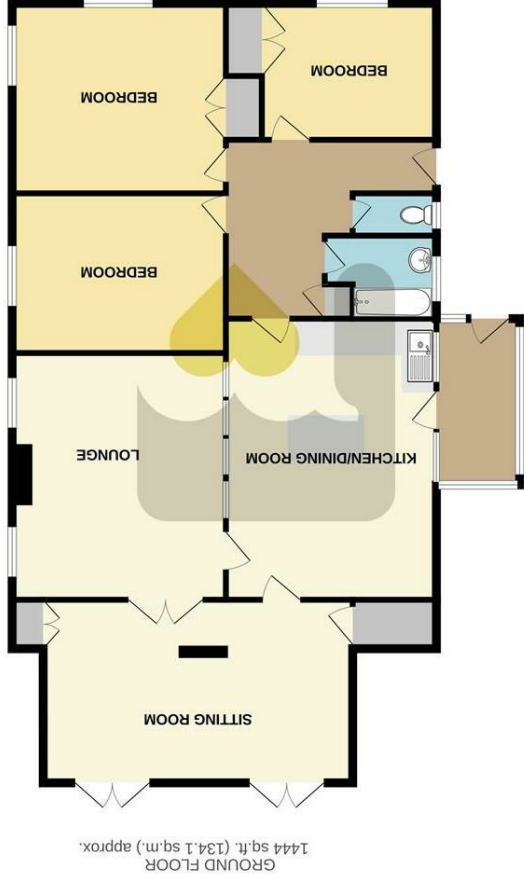


Pop in for a chat
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| Energy Efficiency Rating | |
|--|----|
| Potential | 79 |
| Current | 69 |
| England & Wales EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs | |



What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, rooms and areas are taken and recorded to the best of their ability. Any omission or mis-statement, this plan is for guidance purposes only and should be used as such by any prospective purchaser. The reader, tenant and applicant should be aware that the floorplan is not a guarantee as to the quality or accuracy of the information provided.

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